



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7256

Meeting Agenda

Planning Commission

Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport
Craig Kitterman (Alternate)
Jennifer George (Alternate)

Thursday, March 19, 2026

6:15 PM

Council Chambers and Online

Meeting procedures are found at the end of this agenda.

This Planning Commission meeting will be conducted both in-person, in the Sandy City Council Chambers at City Hall, and via Zoom Webinar. Residents may attend and participate in the meeting either in-person or via the webinar link below. Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_4GCtsXjdRmmizDJcZtGUrg

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You can join the meeting with the following link:

<https://us02web.zoom.us/j/83518893375>

Or join via phone by dialing:

US: 253 215 8782 or 346 248 7799 or 669 900 6833 or 301 715 8592 or 312 626 6799 or 929 436 2866

(for higher quality, dial a number based on your current location)

International numbers available: <https://us02web.zoom.us/j/83518893375>

Webinar ID: 835 1889 3375

Passcode: 006468

4:00 PM FIELD TRIP

1. [26-182](#) Field Trip Map

Attachments: [PC Field Trip Map \(3/19/2026\)](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Public Meeting Items

2. [CUP0226202](#) Pinkbox Doughnuts Arcade Use and Extended Hours of Operation
[6-007150](#) (Conditional Use Permit)
10235 S. State St.
[Community #10, Crescent White Willow]
- Attachments:** [Staff Report](#)

Public Hearings

3. [ANX0226202](#) Walters Annexation (R-1-10 Zone)
[6-007119\(PC\)](#) 2587 E Little Cottonwood Road
[Community #30]
- Attachments:** [Vicinity Map](#)
[Walters Staff Report](#)
[Public Notice Sign](#)
4. [ANX0226202](#) KSEL Annexation (R-1-10 Zone)
[6-007139](#) 9538 S Deer Run Place, 2802 and 2798 E KSEL Dr.
[\(PC\)](#) [Community #30]
- Attachments:** [Vicinity Map](#)
[KSEL Staff Report](#)
[Public Notice Signs](#)
5. [ANX0226202](#) Clark Annexation (R-1-10 Zone)
[6-007122](#) 2875 E 9460 S
[\(PC\)](#) [Community #30]
- Attachments:** [Vicinity Map](#)
[Clark Staff Report](#)
[Public Notice Sign](#)
6. [ANX0226202](#) Hidden Pine Annexation (R-1-15 Zone)
[6-007142](#) 9516 and 9525 S Hidden Pine Lane
[\(PC\)](#) [Community #30]
- Attachments:** [Vicinity Map](#)
[Hidden Pine Staff Report](#)
[Public Notice Sign](#)

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7. [ANX0309202](#) Smith Annexation (R-1-15 Zone)
[6-007166](#) 9519 S Hidden Pine Lane
[\(PC\)](#) [Community #30]
Attachments: [Vicinity Map](#)
[Smith Staff Report](#)
[Public Notice Sign](#)
8. [ANX0226202](#) Pingree Annexation (R-1-20 Zone)
[6-007124](#) 9620 S 3100 E
[\(PC\)](#) [Community #30]
Attachments: [Vicinity Map](#)
[Pingree Staff Report](#)
[Public Notice Sign](#)
9. [ANX0226202](#) Anderson Annexation (R-1-15 Zone)
[6-007121](#) 9635 S 3100 E
[\(PC\)](#) [Community #20]
Attachments: [Vicinity Map](#)
[Anderson Staff Report](#)
[Public Notice Sign](#)
10. [ANX0226202](#) Miller Annexation (R-1-20 Zone)
[6-007123](#) 3017 E Granite Meadow Lane
[\(PC\)](#) [Community #30]
Attachments: [Vicinity Map](#)
[Miller Staff Report](#)
[Public Notice Sign](#)
11. [ANX0226202](#) Parrish Annexation (R-1-15 Zone)
[6-007125](#) 2995 E Mt Jordan Road
[\(PC\)](#) [Community #30]
Attachments: [Vicinity Map](#)
[Parrish Staff Report](#)
[Public Notice Sign](#)
12. [ANX0226202](#) Sieverts Annexation (R-1-40 Zone)
[6-007120](#) 9876 E 2700 E
[\(PC\)](#) [Community #20]
Attachments: [Vicinity Map](#)
[Sieverts Staff Report](#)
[Public Notice Sign](#)
[Anna Sieverts Email](#)

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13. [ANX0226202](#) Jaandkin Annexation (R-1-40 Zone)
[6-007135](#) 2627 E 10000 S
[\(PC\)](#) [Community #20]
Attachments: [Vicinity Map](#)
[Jaandkin Staff Report](#)
[Public Notice Sign](#)
14. [ANX0226202](#) Knight Annexation (R-1-40 Zone)
[6-007136](#) 10116 S Altavilla Dr
[\(PC\)](#) [Community #21]
Attachments: [Vicinity Map](#)
[Knight Staff Report](#)
[Public Notice Sign](#)
15. [ANX0226202](#) Altavilla 1 Annexation (R-1-40 and R-1-40A Zone)
[6-007140](#) 10093 S Altavilla Dr., 10058 S and 10088 S Grouse Creek Cir.
[\(PC\)](#) [Community #21]
Attachments: [Vicinity Map](#)
[Altavilla 1 Staff Report](#)
[Public Notice Sign](#)
16. [ANX0226202](#) Altavilla 2 Annexation (R-1-40 Zone)
[6-007141](#) 10149 and 10181 S Altavilla Dr.
[\(PC\)](#) [Community #21]
Attachments: [Vicinity Map](#)
[Altavilla 2 Staff Report](#)
[Public Notice Sign](#)
17. [ANX0309202](#) Altavilla 3 Annexation (R-1-40 Zone)
[6-007164](#) 10184 S Altavilla Dr.
[\(PC\)](#) [Community #21]
Attachments: [Vicinity Map](#)
[Altavilla 3 Staff Report](#)
[Public Notice Sign](#)
18. [ANX0309202](#) Altavilla 4 Annexation (R-1-40 Zone)
[6-007165](#) 10274 and 10302 S Altavilla Dr.
[\(PC\)](#) [Community #21]
Attachments: [Vicinity Map](#)
[Altavilla 4 Staff Report](#)
[Public Notice Sign](#)

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19. [ANX0226202](#) S Miller Annexation (R-1-40 Zone)
[6-007137](#) 10345 S Altavilla Dr.
[\(PC\)](#) [Community #21]
Attachments: [Vicinity Map](#)
[S Miller Staff Report](#)
[Public Notice Sign](#)
20. [ANX0226202](#) Fricks Annexation (R-1-40 Zone)
[6-007138](#) 10364 S Altavilla Dr.
[\(PC\)](#) [Community #21]
Attachments: [Vicinity Map](#)
[Fricks Staff Report](#)
[Public Notice Sign](#)
21. [ANX0226202](#) Brown Annexation (R-1-15 Zone)
[6-007132](#) 3149 E 9800 S
[\(PC\)](#) [Community #30]
Attachments: [Vicinity Map](#)
[Public Notice Sign](#)
[Brown Staff Report](#)
22. [ANX0226202](#) LCR 1 Annexation (R-1-20 and R-1-20A Zone)
[6-007143](#) 3249, 3251, and 3269 E Little Cottonwood Road
[\(PC\)](#) [Community #30]
Attachments: [Vicinity Map](#)
[LCR 1 Staff Report](#)
[Public Notice Sign](#)
23. [ANX0226202](#) MSMR Annexation (R-1-20 Zone)
[6-007134](#) 9682 S Oakwood Lane
[\(PC\)](#) [Community #30]
Attachments: [Vicinity Map](#)
[MSMR Staff Report](#)
[Public Notice Sign](#)
24. [ANX0226202](#) LaCaille Annexation (R-1-40 and CC Zone)
[6-007126](#) 9565 S Wasatch Blvd
[\(PC\)](#) [Community #30]
Attachments: [Vicinity Map](#)
[LaCaille Staff Report](#)
[Public Notice Sign](#)

25. [ANX0226202](#) Alta Approach Annexation (R-1-15 Zone)
[6-007145](#) 3855, 3863 and 3877 E Alta Approach Road
[\(PC\)](#) [Community #30]
Attachments: [Vicinity Map](#)
[Alta Approach Staff Report](#)
[Public Notice Sign](#)
26. [ANX0226202](#) LCR 2 Annexation (R-1-15 Zone)
[6-007144](#) 4118, 4124, 4246 E Little Cottonwood Road, 4010 E Alta Approach and
[\(PC\)](#) the Alta Approach Condominiums (4061 E- 4115 E Quarry Dr.)
[Community #30]
Attachments: [Vicinity Map](#)
[LCR 2 Staff Report](#)
[Public Notice Sign](#)
27. [ANX0226202](#) TP Real Estate Annexation (R-1-20 Zone)
[6-007129](#) 10209 S Dimple Dell Road
[\(PC\)](#) [Community #29]
Attachments: [Vicinity Map](#)
[TP Real Estate Staff Report](#)
[Public Notice Sign](#)
28. [ANX0309202](#) G Miller Annexation (R-1-20 Zone)
[6-007167](#) 10324 S Dimple Dell Road
[\(PC\)](#) [Community #29]
Attachments: [Vicinity Map](#)
[G Miller Staff Report](#)
[Public Notice sign](#)
29. [ANX0226202](#) Scrub Oak Annexation (R-1-20 Zone)
[6-007133](#) 2998 E Apple Hollow Cove
[\(PC\)](#) [Community #29]
Attachments: [Vicinity Map](#)
[Scrub Oak Staff Report](#)
[Public Notice Sign](#)
30. [ANX0226202](#) Janke Flats Annexation (R-1-20 Zone)
[6-007146](#) 3020, 3023, 3030 and 3033 E Janke Flats Lane
[\(PC\)](#) [Community #29]
Attachments: [Vicinity Map](#)
[Public Notice Sign](#)
[Janke Flats Staff Report](#)

31. [ANX0226202](#) Hilton Annexation (R-1-20 Zone)
[6-007127](#) 10424 S Dimple Dell Road
[\(PC\)](#) [Community #29]
Attachments: [Vicinity Map](#)
[Hilton Staff Report](#)
[Public Notice Sign](#)
32. [ANX0226202](#) Southwick Annexation (R-1-40A Zone)
[6-007128](#) 10524 S Dimple Dell Road
[\(PC\)](#) [Community #29]
Attachments: [Vicinity Map](#)
[Public Notice Sign](#)
[Southwick Staff Report](#)
33. [ANX0226202](#) Turning Point Annexation (R-1-40 Zone)
[6-007147](#) 2945, 2955, 2961, 2977 and 3003 E Turning Point Cir
[\(PC\)](#) [Community #29]
Attachments: [Vicinity Map](#)
[Turning Point Staff Report](#)
[Public Notice Sign](#)
34. [ANX0226202](#) Newman Annexation (R-1-20 Zone)
[6-007149](#) 10713, 10715, 10745 and 10747 S 2000 E
[\(PC\)](#) [Community #28]
Attachments: [Vicinity Map](#)
[Newman Staff Report](#)
[Public Notice Sign](#)
35. [ANX0226202](#) Finley Mini Annexation (R-1-20 Zone)
[6-007148](#) 2030 and 2060 E 10765 S
[\(PC\)](#) [Community #28]
Attachments: [Vicinity Map](#)
[Public Notice Sign](#)
[Finley Mini Staff Report](#)

Administrative Business

1. Minutes

[26-183](#) Minutes from the March 5, 2026 Meeting

Attachments: [03.05.2026 PC Minutes \(DRAFT\).pdf](#)

2. Sandy City Development Report

3. Director's Report

Adjournment

Meeting Procedure

1. Staff Introduction
2. Developer/Project Applicant presentation
3. Staff Presentation
4. Open Public Comment (if item has been noticed to the public)
5. Close Public Comment
6. Planning Commission Deliberation
7. Planning Commission Motion

In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 2 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these time limits should be submitted in writing to the Community Development Department prior to noon the day before the scheduled meeting.

Planning Commission applications may be tabled if: 1) Additional information is needed in order to take action on the item; OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. No agenda item will begin after 11 pm without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regular scheduled meeting.

In compliance with the Americans With Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, or if you have any questions regarding the Planning Commission Agenda or any of the items, please call the Sandy City Planning Department at (801) 568-7256



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

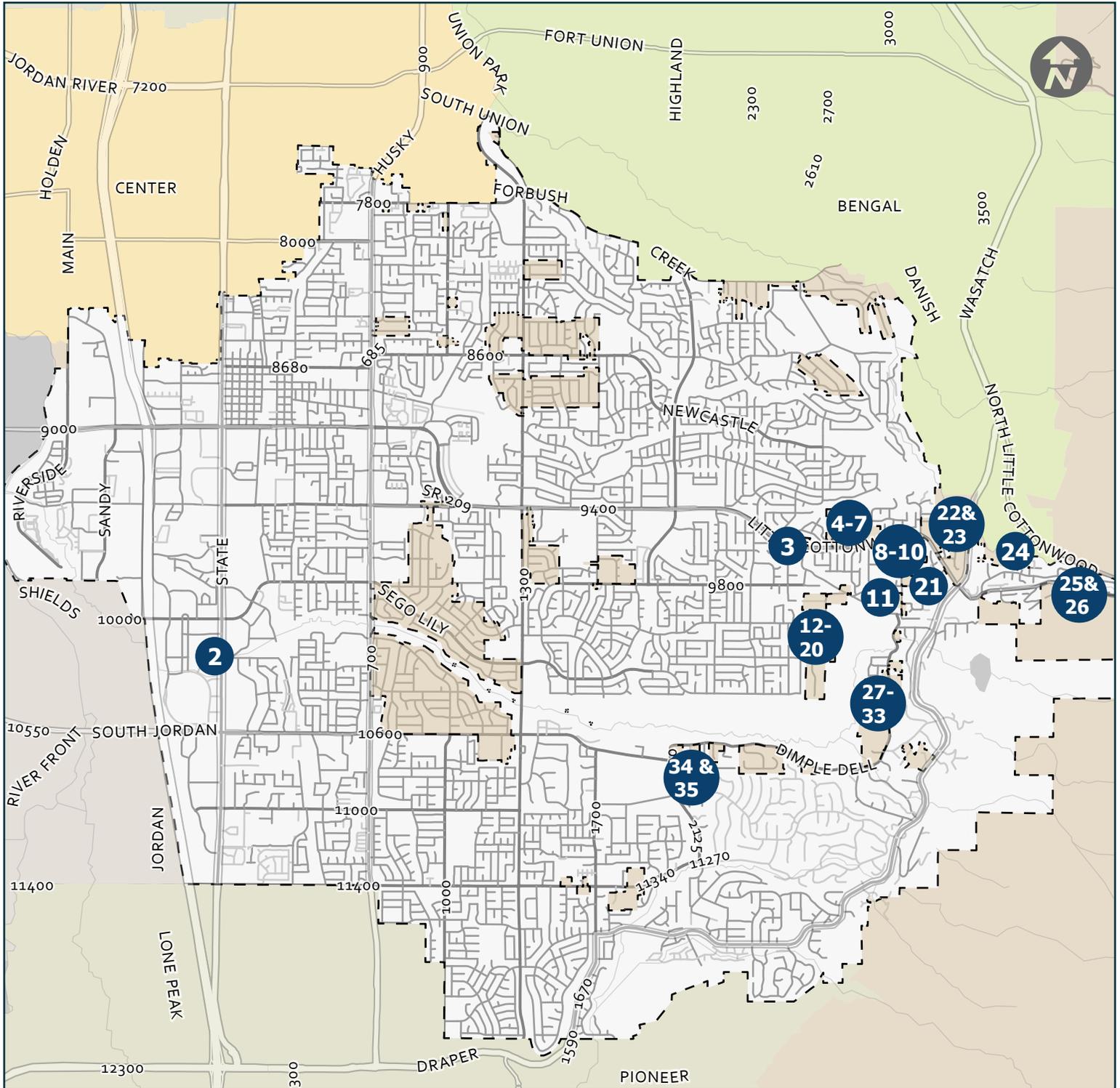
File #: 26-182, **Version:** 1

Date: 3/19/2026

Field Trip Map

Planning Commission Field Trip

March 19, 2026



See Planning Commission agenda packet for specific addresses and details regarding the application.

1 Mile

Sandy City, UT
Community Development Department

<u>Agenda Item Number</u>	
	Locations to visit on your own
	Locations to be visited on tour



Staff Report

File #:
CUP02262026-007150,
Version: 1

Date: 3/19/2026

Agenda Item Title:

Pinkbox Doughnuts Arcade Use and Extended Hours of Operation (Conditional Use Permit)
10235 S. State St.
[Community #10, Crescent White Willow]

Presenter:

Sarah Stringham

Description/Background:

The applicant, Scott Cervenak, on behalf of Pinkbox Doughnuts, is requesting approval of a conditional use permit for a property located at 10235 S. State St. The request is for arcade use in the CDB zone and extended hours of operation. See staff report for full details.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve a Conditional Use Permit for arcade use in the CDB zone and amending an existing Conditional Use Permit for extended hours as described in the staff report for the property located at 10235 S. State St. based on the following findings and subject to the following conditions:

Findings:

1. The proposed use meets the intent of the CBD zone.
2. The arcade is proposed to be an accessory use to the restaurant use.
3. There is a residential district (R-1-20A) to the east of the property.
4. A conditional use permit has previously been approved for extended hours of operation.

Conditions:

1. That hours of operation for the business be limited to 5:00am to 12:00am (midnight) for any day of the week.
2. That the arcade only operates during the same business hours as the restaurant.
3. That the arcade use shall remain an accessory use to the primary restaurant use unless an amendment to this conditional use permit is approved.
4. That the arcade use shall be limited to the proposed 1,200 square foot area. Any expansion

File #:
CUP02262026-007150,
Version: 1

Date: 3/19/2026

beyond this area will require an amendment to this conditional use permit.

5. That the applicant complies with all business licensing requirements for arcade use.
6. That the applicant complies with all Building & Safety, and Fire & Life Codes.
7. That this Conditional Use Permit be reviewed upon legitimate complaint.



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum March 19th, 2026

To:	Planning Commission	
From:	Community Development Department	
Subject:	Pinkbox Doughnuts Arcade Use and Extended Hours of Operation (Conditional Use Permit) 10235 S. State St. [Community #10, Crescent White Willow]	CUP02262026-007150 CBD Zone .68 acres

Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at public locations.

Request

The applicant, Scott Cervenak, on behalf of Pinkbox Doughnuts, is requesting approval of a conditional use permit for a property located at 10235 S. State St. The request is for arcade use in the CDB zone and extended hours of operation. See application materials for details in Exhibit A (applicant letter), and Exhibit B (site plan).

Background

The subject property is approximately .68 acres (29,189 square feet) and is located in the Central Business District (CBD) zone. The building was built in 1996 and is approximately 4,000 square feet. Properties to the north, south, and west are commercial business or restaurants in the CBD zone. Properties to the east are single family residential zoned R-1-20(A).



CUP02262026-007150
Conditional Use Permit
10235 S STATE ST
Community Development Department
Sandy City, UT

Property Case History	
Case Number	Case Summary
SPR 94-43	Skipper Master Plan Area
SPR 96-16	Burger King
CUP 96-13	Burger King, CUP for a drive-thru restaurant and extended hours of operation

Public Notice and Outreach

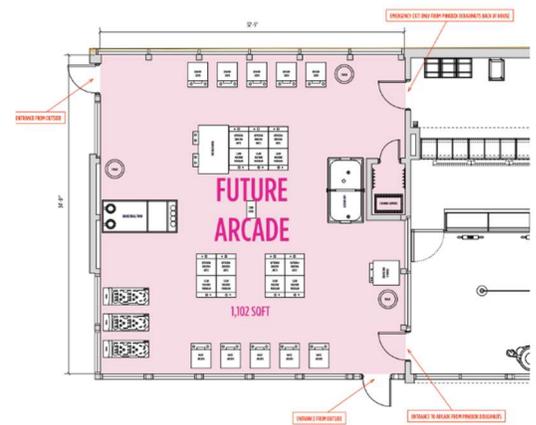
This item has been noticed to property owners within 500 feet of the subject area by mail. A neighborhood meeting was not held as the use will be ancillary to the main restaurant use. Staff have not received any emails or phone calls regarding the project.



Analysis

Arcade Use

The applicant is proposing an arcade as an accessory use within the Pinkbox Doughnuts restaurant. In the CBD zone, an arcade is classified as a conditional use in the Sandy City Land Use Development Code Sec. 21-8-2(b) of the Permitted Land Use Matrix. The arcade is proposed to operate under the same business hours as the restaurant. The building is approximately 3,999 square feet. The proposed arcade use will occupy the former play place area within the restaurant and is about 1,105 square feet. The applicant is proposing to have no more than 20 arcade games in the designated arcade area. The area will be accessed through the restaurant space. No seating is proposed in either the restaurant or the arcade area. Customers will be allowed to take food and drink into the arcade area. A separate business license would need to be approved for the arcade as outlined in Sec. 15-3 of the Sandy City Business Licensing Code.



Extended Hours

Pinkbox Doughnuts is proposing to operate from Sunday through Thursday from 5:00am to 11:00pm and Friday and Saturday from 5:00am to 12:00am. Section 21-23-19 of the Sandy City Land Development Code states that any commercial use located within 250 feet of a residential district where such commercial use desires to operate after 10:00 p.m. and/or before 6:00 a.m. shall require a separate conditional use approval from the Planning Commission. A CUP (File #CUP 96-13) done in 1996 was approved for a business on the property to be open from 6:00am to midnight. The Planning Commission would need to approve an amendment to the previously approved CUP to further extend the hours of operation to 5:00am as requested.

Conditional Use Standards

The City may impose conditions on a conditional use based on certain standards of review found in section 21-33-04 of Sandy City Land Development Code. The following items from that list are applicable to this particular request and merit discussion or additional consideration by the Planning Commission (staff analysis is found below in *italics*):

Sec. 21-33-4. Conditions.

In order to achieve compliance with the standards set forth herein, the City may impose conditions that address:

- (1) Size, configuration and location of the site and the proposed site plan layout.

The arcade is proposed to be placed in the former 1,200 square foot play place area.

(12) The regulation of operating hours for activities affecting normal schedules and functions.

The applicant is proposing to operate Sunday through Thursday from 5:00am to 11:00pm and Friday and Saturday from 5:00am to 12:00am.

(14) Measures to assure compliance with all conditions and requirements of approval, including, but not limited to, bonds, letters of credit, improvement agreements, agreements to conditions, road maintenance funds, and restrictive covenants.

To be reviewed upon legitimate complaint.

(15) Such other conditions determined reasonable and necessary by the City to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this title.

That the applicant complies with all Building & Safety, and Fire & Life Codes.

Staff Concerns

Staff has no concerns for the proposed use nor the requested extension for hours of operation.

Recommendation

Staff recommends that the Planning Commission approve a Conditional Use Permit for arcade use in the CDB zone and amending an existing Conditional Use Permit for extended hours as described in the staff report for the property located at 10235 S. State St. based on the following findings and subject to the following conditions:

Findings:

1. The proposed use meets the intent of the CBD zone.
2. The arcade is proposed to be an accessory use to the restaurant use.
3. There is a residential district (R-1-20A) to the east of the property.
4. A conditional use permit has previously been approved for extended hours of operation.

Conditions:

1. That hours of operation for the business be limited to 5:00am to 12:00am (midnight) for any day of the week.
2. That the arcade only operates during the same business hours as the restaurant.
3. That the arcade use shall remain an accessory use to the primary restaurant use unless an amendment to this conditional use permit is approved.
4. That the arcade use shall be limited to the proposed 1,200 square foot area. Any expansion beyond this area will require an amendment to this conditional use permit.
5. That the applicant complies with all business licensing requirements for arcade use.
6. That the applicant complies with all Building & Safety, and Fire & Life Codes.
7. That this Conditional Use Permit be reviewed upon legitimate complaint.

Planner:



Sarah Stringham
Planner

File Name: S:\USERS\PLN\STAFFRPT\2026\CUP02262026-007150 - PINKBOX ARCADE CUP\STAFF REPORT TEMPLATE - CUP.DOCX

Exhibit "A"



February 24, 2026

City of Sandy
Planning Commission
100000 South Centennial Parkway
Suite 210
Sandy, UT 84070

Purpose: Conditional Use Permit Application Letter to the City of Sandy Planning Commission
Proposed Conditional Use: Restaurant/Drive in with Arcade
Current Zoned Use: CBD Restaurant/Drive In
APN: 28-18-101-033
Property Owner: Sandy Utah PB Holdings, LLC
Tenant and Operator: Pinkbox Doughnuts

The purpose of this letter is to support the application and approval of a Conditional Use Permit to allow an Arcade in addition to the current Restaurant/Drive In use. The current property is zoned CBD and served most recently as a Restaurant with a Drive In. The former use operated the Restaurant with an approximately 1,200 square foot fully enclosed play area. Our Tenant, Pinkbox Doughnuts proposes to use the same play area as a gaming arcade with pay for play arcade games.

Below is a summary of the proposed use details:

- The entire Restaurant occupies about 3,999 square feet of enclosed space (this includes the Arcade area)
- The proposed Arcade area is approximately 1,200 square feet which will leave approximately 2,800 square feet of Restaurant
- The Restaurant and Arcade area are fully enclosed but separate spaces are demised by the existing storefront, and they are mutually accessible to one other via existing interior doors. See proposed Floor Plan.
- There will be less than 20 games in the Arcade area
- The selected games will be targeted to a wide age range but skew to a younger age group
- The Arcade will operate under the exact same business hours as the Pinkbox Doughnut Shop
- There will be no additional exterior signage or any exterior identification associated with the Arcade
- Food & Beverages will not be served in the Arcade area, but Customers may take Food & Beverages into the Arcade area
- There will be no seating in the Arcade
- Our Pinkbox Team Members will always maintain the Arcade area

Sincerley,
Scott Cervenak



Chief Development Officer

Exhibit "A" continued

From: Scott Cervenak <scervenak@siegelcompanies.com>
Sent: Wednesday, March 11, 2026 10:11 AM
To: Sarah Stringham <sstringham@sandy.utah.gov>
Subject: RE: [EXTERNAL] Pinkbox - Sandy, UT

Sarah, here are the Hours of Operations:

MON to TH

5:00AM to 11:00PM

FRI & SAT

5:00AM to Midnight

Scott Cervenak | *Chief Development Officer*
t: +1 702.947.8330 x2617 | **m:** 503.333.5280
e: scervenak@siegelcompanies.com
w: siegelcompanies.com | weareamazing.com
a: 3790 Paradise Rd, Ste 250, Las Vegas, NV 89169



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From: Scott Cervenak <scervenak@siegelcompanies.com>
Sent: Thursday, March 12, 2026 10:59 AM
To: Sarah Stringham
Subject: RE: [EXTERNAL] Pinkbox - Sandy, UT

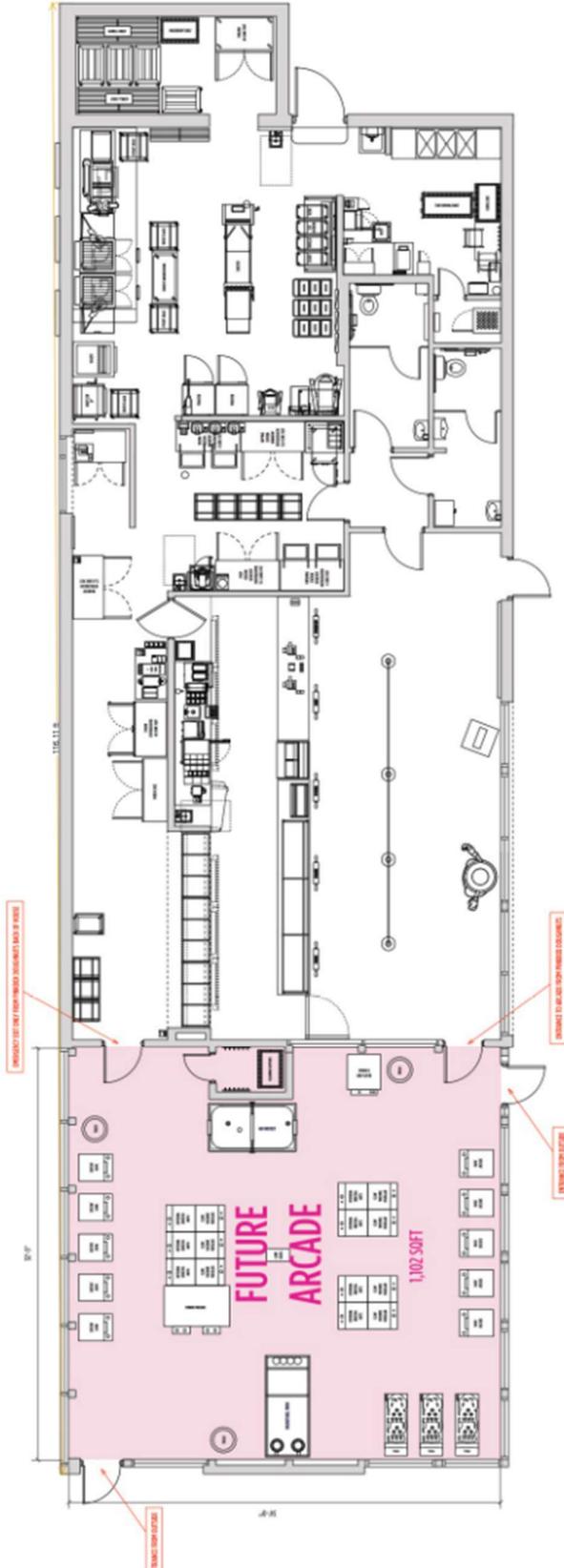
Sarah, my apologies. My notes should have read SUN – TH 5:00AM to 11:00PM.

Scott Cervenak | *Chief Development Officer*
t: +1 702.947.8330 x2617 | **m:** 503.333.5280
e: scervenak@siegelcompanies.com
w: siegelcompanies.com | weareamazing.com
a: 3790 Paradise Rd, Ste 250, Las Vegas, NV 89169



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Exhibit "B"





Staff Report

File #:
ANX02262026-007119(PC),
Version: 1

Date: 3/19/2026

Agenda Item Title:

Walters Annexation (R-1-10 Zone)
2587 E Little Cottonwood Road
[Community #30]

Presenter:

Brian McCuiston, Assistant Community Development Director

Description/Background:

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 0.22 acres, located at 2587 E. Little Cottonwood Road in Salt Lake County, Utah. The subject property under consideration for annexation contains one lot. The property owner signed a consent to annex into Sandy City on June 9, 2024, in exchange for Sandy City providing water to this property.

The City Council approved Resolution 26-09C 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.

The existing Salt Lake County zoning district for this unincorporated property is A-1. The A-1 zone requires a minimum of 10,000 square feet of lot size for a single-family dwelling.

Staff is proposing to annex the subject property into the City with the R-1-10 zone. This lot was created as Lot 1 of the Eakins Subdivision in 2008. This lot is 9,475 square feet but is considered legal non-conforming for lot area due to the dedication of 9600 S (Little Cottonwood Road) for future public right-of-way.

See attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

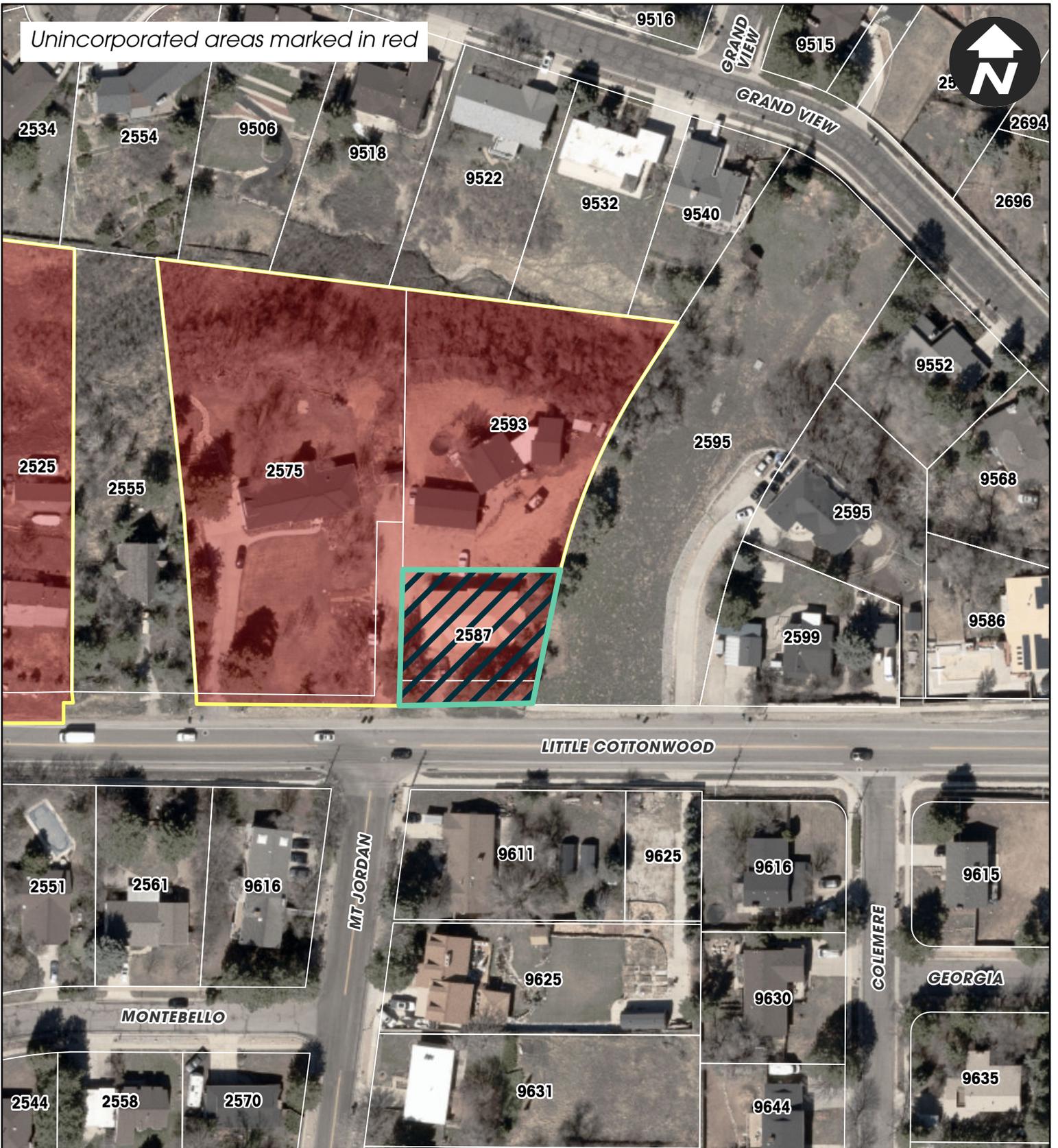
It is recommended that the Planning Commission send a positive recommendation to the City Council that the Walters Annexation be approved and zoned R-1-10 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (east and south 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-1-10** 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.

File #:
ANX02262026-007119(PC),
Version: 1

Date: 3/19/2026

Unincorporated areas marked in red



Walters Annexation
2587 LITTLE COTTONWOOD RD



Subject Property



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: Walters Annexation (R-1-10 Zone)
2587 E. Little Cottonwood Road
[Community #30]

ANX02262026-007119

Approximately 0.22 Acres

Public Hearing Notice: This item has been noticed on public 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 0.22 acres, located at 2587 E. Little Cottonwood Road in Salt Lake County, Utah. The subject property under consideration for annexation contains one lot. The property owner signed a consent to annex into Sandy City on June 9, 2024, in exchange for Sandy City providing water to this property.

Background

Staff does have the consent from the property owner.

Sandy City borders the subject area to the east and south sides.

Public Notice and Outreach

The City Council approved Resolution 26-09C 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 and south sides).



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:

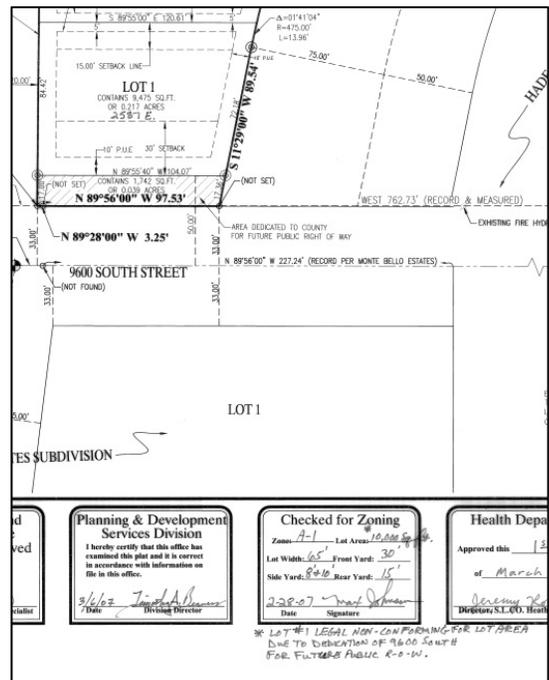
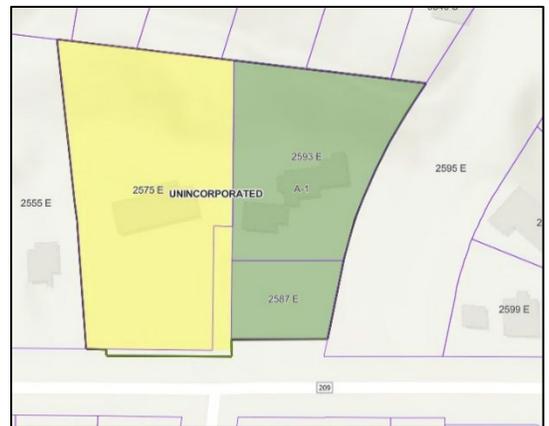
- This area is identified as one of the expansion areas shown in figure 7.2.1 (Section 7 – Targeted Growth Plan – Annexation Policy Plan, page T78).
- Annexation Policy Plan: Goal – Annexation of unincorporated areas into Sandy City will comply with the provisions of State Statute and the City’s Annexation 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 A-1. The A-1 zone requires a minimum of 10,000 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-1-10 zone. This lot was created as Lot 1 of the Eakins Subdivision in 2008. This lot is 9,475 square feet but is considered legal non-conforming for lot area due to the dedication of 9600 S (Little Cottonwood Road) for future public right-of-way.



Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Walters Annexation be approved and zoned R-1-10 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (east and south 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-1-10** 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
James and Melody Walters	2810226097	\$535,100	0.22

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



Walters 2587 E Little Cottonwood Rd

Sign installed 3/5/26



Staff Report

File #: ANX02262026-007139
(PC), **Version:** 1

Date: 3/19/2026

Agenda Item Title:

KSEL Annexation (R-1-10 Zone)
9538 S Deer Run Place, 2802 and 2798 E KSEL Dr.
[Community #30]

Presenter:

Brian McCuistion, Assistant Community Development Director

Description/Background:

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 1.51 acres, located at 9538 S Deer Run Place, 2802 E and 2798 E KSEL Dr. in Salt Lake County, Utah. The subject property under consideration for annexation contains three parcels. The developer of the Larkin Mini Subdivision (2802 E and 2798 E KSEL Dr.) signed a water letter agreement consenting to annex this property into Sandy City on April 26, 1982, in exchange for Sandy City providing water to this property. The owner of 9538 S Deer Run Place signed a consent to annex on March 29, 2022.

The City Council approved Resolution 26-27C 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.

The existing Salt Lake County zoning district for this unincorporated property is R-1-10. The R-1-10 zone requires a minimum of 10,000 square feet of lot size for a single-family dwelling. Staff is proposing to annex the subject property into the City with the R-1-10 zone. Each parcel is over 10,000 square feet.

See attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

It is recommended that the Planning Commission send a positive recommendation to the City Council that the KSEL Annexation be approved and zoned R-1-10 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-1-10** 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.



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: KSEL Annexation (R-1-10 Zone)
9538 S Deer Run Place, 2802 E and 2798 E KSEL Dr.
[Community #30]

ANX02262026-007139

Approximately 1.51 Acres

Public Hearing Notice: This item has been noticed on public 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 1.51 acres, located at 9538 S Deer Run Place, 2802 E and 2798 E KSEL Dr. in Salt Lake County, Utah. The subject property under consideration for annexation contains three parcels. The developer of the Larkin Mini Subdivision (2802 E and 2798 E KSEL Dr.) signed a water letter agreement consenting to annex this property into Sandy City on April 26, 1982, in exchange for Sandy City providing water to this property. The owner of 9538 S Deer Run Place signed a consent to annex on March 29, 2022.

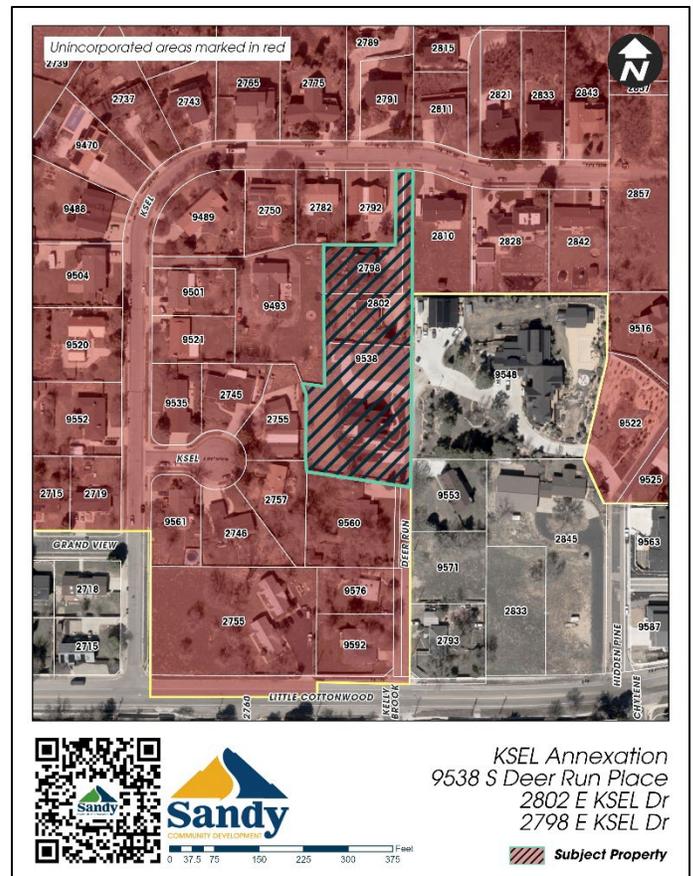
Background

Staff does have the agreements/consents.

Sandy City borders the subject area to the east.

Public Notice and Outreach

The City Council approved Resolution 26-27C 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:

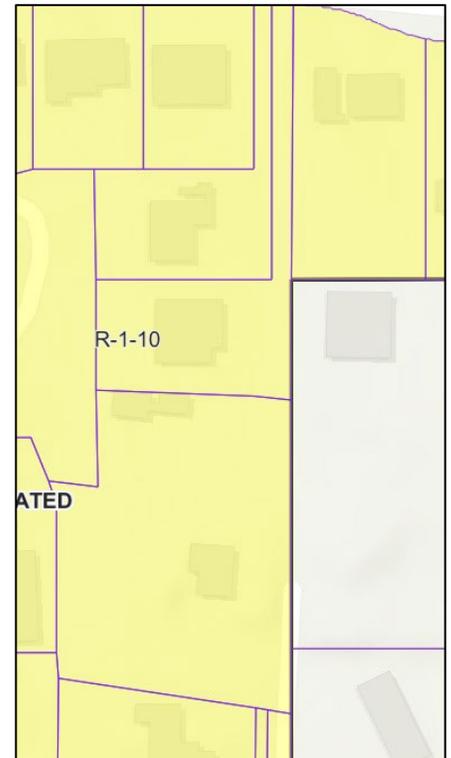
- This area is identified as one of the expansion areas shown in figure 7.2.1 (Section 7 – Targeted Growth Plan – Annexation Policy Plan, page T78).
- Annexation Policy Plan: Goal – Annexation of unincorporated areas into Sandy City will comply with the provisions of State Statute and the City’s Annexation 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-1-10. The R-1-10 zone requires a minimum of 10,000 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-1-10 zone. Each parcel is over 10,000 square feet.



Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the KSEL Annexation be approved and zoned R-1-10 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-1-10** 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
Justeene Blankenship Family Living Trust	2811103018	\$1,619,000	.87
The Rod Glover Trust	2811103030	\$815,700	0.34
Thomas A Turner Trust	2811103029	\$796,800	0.29

File Name: S:\USERS\PLN\STAFFRPT\2026/KSEL Annexation.DOCX



KSEL (next to Deer Run Place and Little Cottonwood Rd)



KSEL (next to the two flag lots 2798 E and 2802 E KSEL Dr)

Signs installed 3/5/26



Staff Report

File #: ANX02262026-007122
(PC), Version: 1

Date: 3/19/2026

Agenda Item Title:

Clark Annexation (R-1-10 Zone)
2875 E 9460 S
[Community #30]

Presenter:

Brian McCuiston, Assistant Community Development Director

Description/Background:

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 0.54 acres, located at 2875 E. 9460 S. in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. The property owner signed a water letter agreeing to annex into Sandy City on November 22, 2017, in exchange for Sandy City providing water to this property.

The City Council approved Resolution 26-12C 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.

The existing Salt Lake County zoning district for this unincorporated property is R-1-10. The R-1-10 zone requires a minimum of 10,000 square feet of lot size for a single-family dwelling. Staff is proposing to annex the subject property into the City with the R-1-10 zone. This parcel is approximately 23,522 square feet.

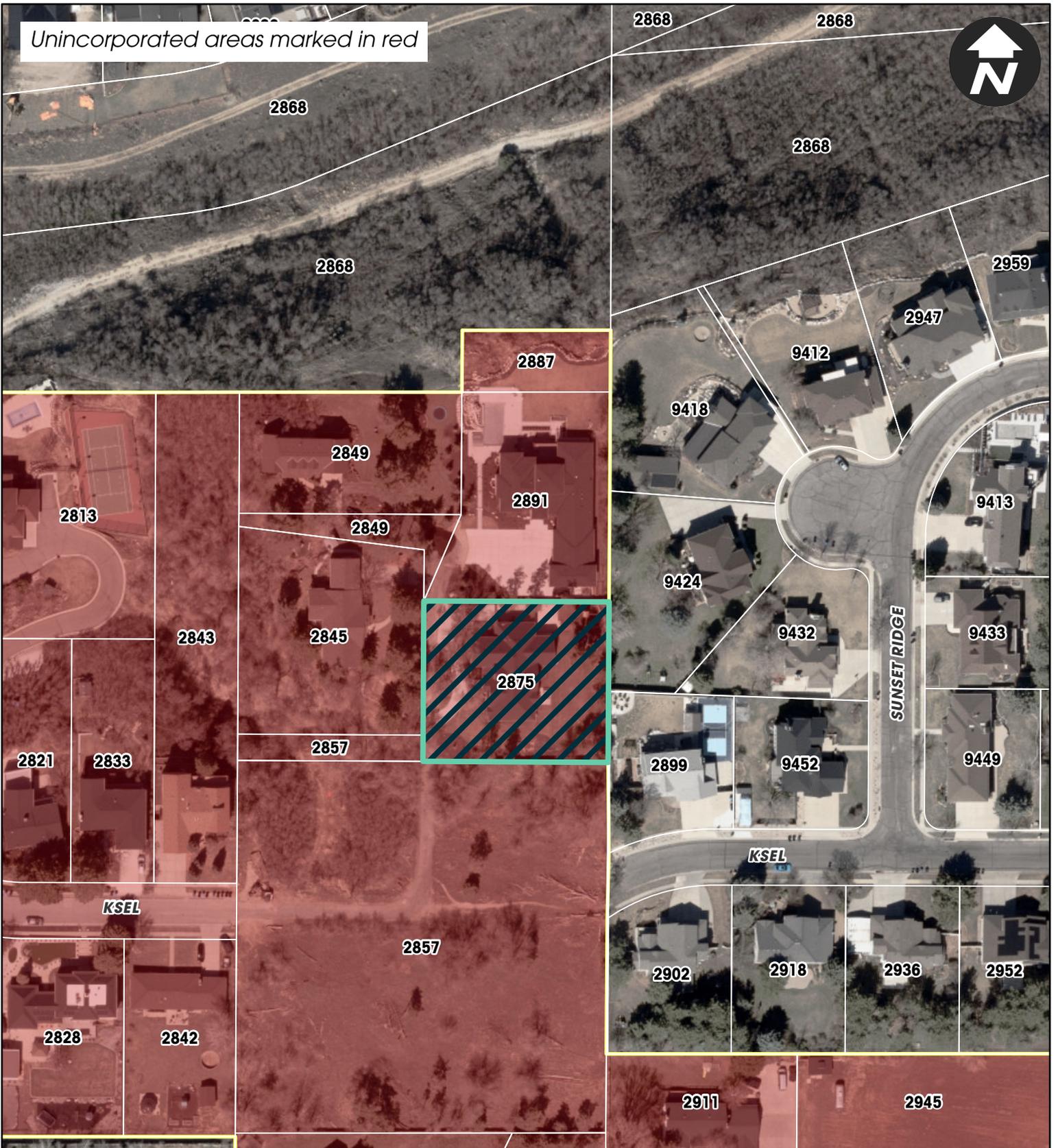
Please see attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Clark Annexation be approved and zoned R-1-10 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-1-10** 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.

Unincorporated areas marked in red



Clark Annexation
2875 E 9460 S

 Subject Property



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: Clark Annexation (R-1-10 Zone)
2875 E 9460 S
[Community #30]

ANX02262026-007122

Approximately .54 Acres

Public Hearing Notice: This item has been noticed on public 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 0.54 acres, located at 2875 E. 9460 S. in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. The property owner signed a water letter agreeing to annex into Sandy City on November 22, 2017, in exchange for Sandy City providing water to this property.

Background

Staff does have the agreement/consent from the property owner.

Sandy City borders the subject area to the east.

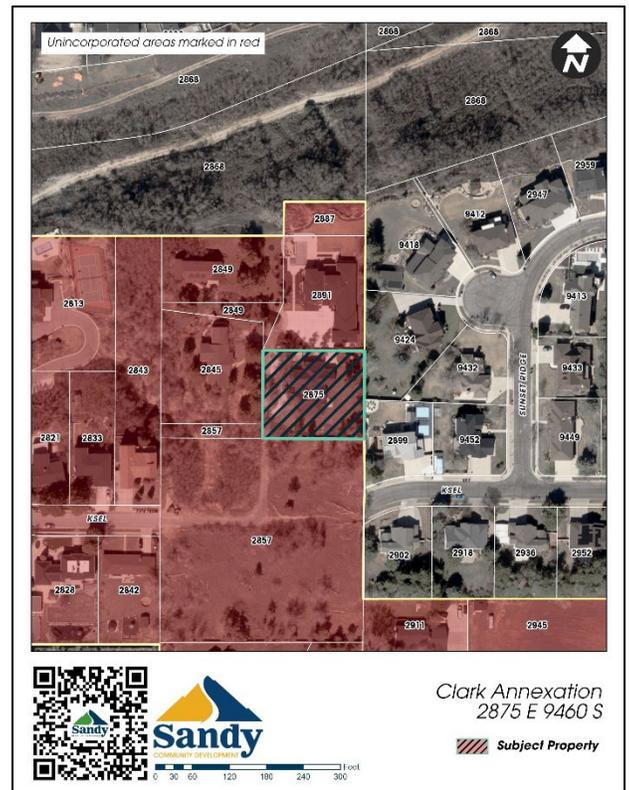
Public Notice and Outreach

The City Council approved Resolution 26-12C 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:

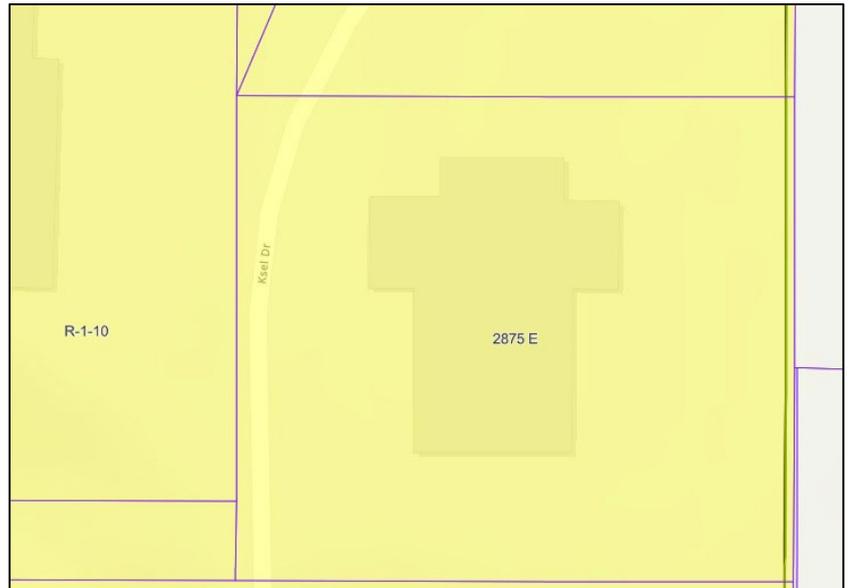
- This area is identified as one of the expansion areas shown in figure 7.2.1 (Section 7 – Targeted Growth Plan – Annexation Policy Plan, page T78).
- Annexation Policy Plan: Goal – Annexation of unincorporated areas into Sandy City will comply with the provisions of State Statute and the City’s Annexation 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-1-10. The R-1-10 zone requires a minimum of 10,000 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-1-10 zone. This parcel is approximately 23,522 square feet.



Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Clark Annexation be approved and zoned R-1-10 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-1-10** 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
Peter and Caroline Clark	2811101041	\$1,830,700	0.54

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



Clark – 2875 E 9460 S.

Sign installed 3/5/26



Staff Report

File #: ANX02262026-007142
(PC), Version: 1

Date: 3/19/2026

Agenda Item Title:

Hidden Pine Annexation (R-1-15 Zone)
9516 and 9525 S Hidden Pine Lane
[Community #30]

Presenter:

Brian McCuistion, Assistant Community Development Director

Description/Background:

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.

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.

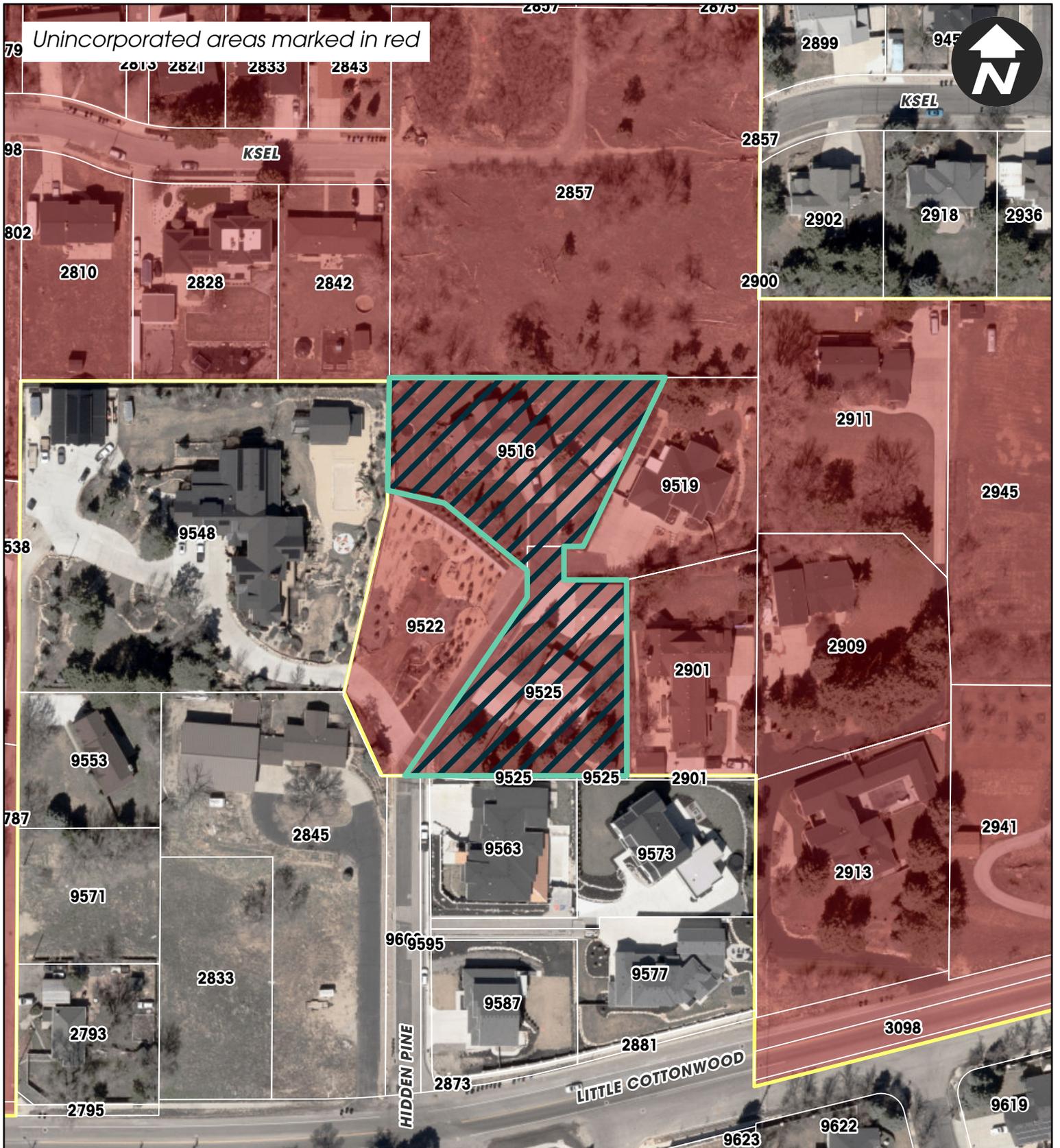
The existing Salt Lake County zoning district for this unincorporated property is R-1-15. The R-1-15 zone requires a minimum of 15,000 square feet of lot size for a single-family dwelling. Staff is proposing to annex the subject property into the City with the R-1-15 zone. Both parcels are over one-half acre.

See attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

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.



Unincorporated areas marked in red



Hidden Pine Annexation
 9516 S. Hidden Pine Lane
 9525 S Hidden Pine Lane

Subject Property



SANDY CITY COMMUNITY DEVELOPMENT

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: 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 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 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.

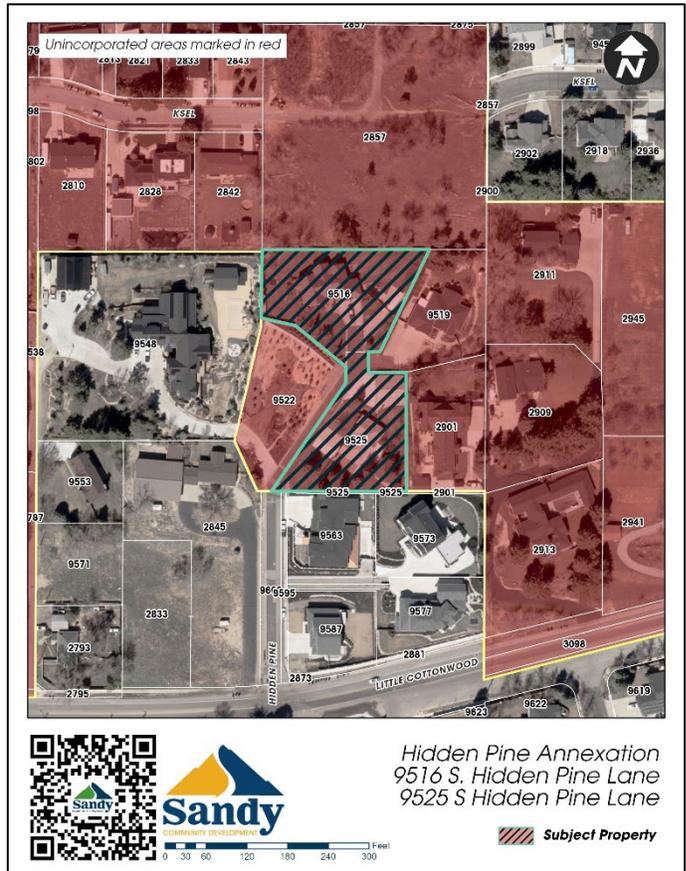
Background

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:

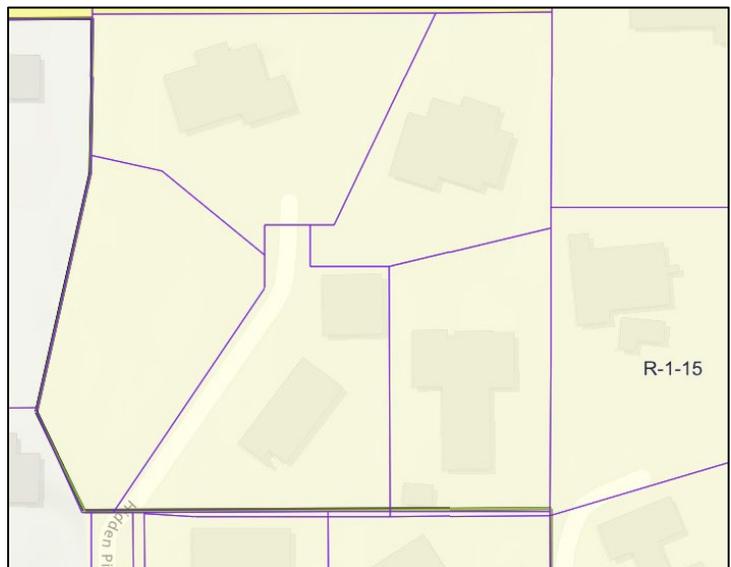
- This area is identified as one of the expansion areas shown in figure 7.2.1 (Section 7 – Targeted Growth Plan – Annexation Policy Plan, page T78).
- Annexation Policy Plan: Goal – Annexation of unincorporated areas into Sandy City will comply with the provisions of State Statute and the City’s Annexation 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

File Name: S:\USERS\PLN\STAFFRPT\2026/Hidden Pine Annexation.DOCX



Hidden Pine Lane – posted next to Hidden Pine Lane and Little Cottonwood Road. Letters placed on the homes of 9525 S and 9516 S Hidden Pine Lane)

Sign installed on 3/5/26



Staff Report

File #: ANX03092026-007166
(PC), Version: 1

Date: 3/19/2026

Agenda Item Title:

Smith Annexation (R-1-15 Zone)
9519 S Hidden Pine Lane
[Community #30]

Presenter:

Brian McCuiston, Assistant Community Development Director

Description/Background:

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 0.50 acres, located at 9519 S Hidden Pine Lane, in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. The owner of 9519 S Hidden Pine Lane signed a consent form to annex the property into Sandy City on March 9, 2026.

The City Council approved Resolution 26-40C on March 10, 2026, which set a public hearing for April 14, 2026, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.

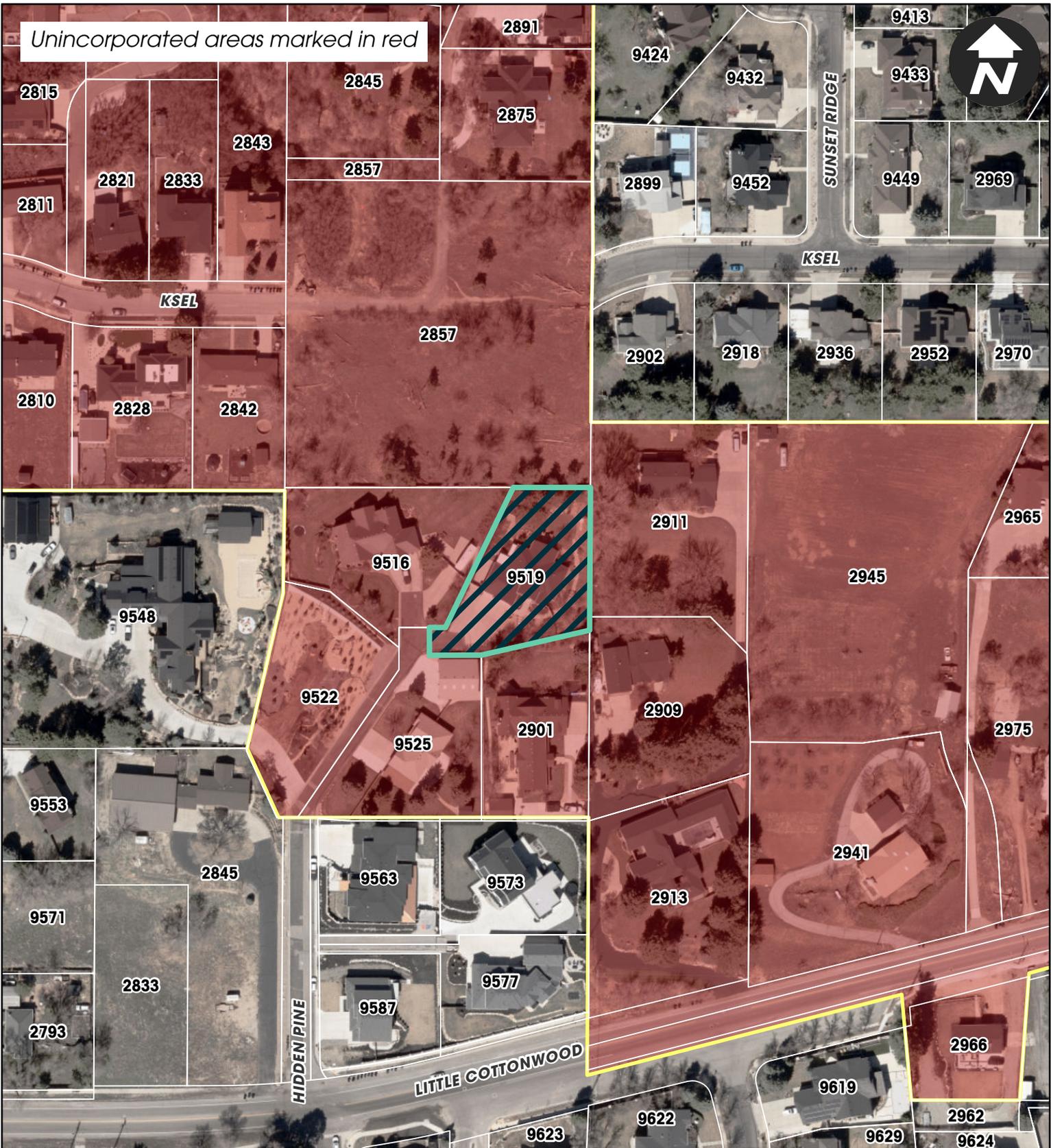
The existing Salt Lake County zoning district for this unincorporated property is R-1-15. The R-1-15 zone requires a minimum of 15,000 square feet of lot size for a single-family dwelling. Staff is proposing to annex the subject property into the City with the R-1-15 zone. This parcel is one-half acre.

See attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

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

1. The area will be **contiguous** to the Sandy City boundary via the Hidden Pine Annexation (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.



9519 S Hidden Pine Lane Annexation

 Subject Property



SANDY CITY COMMUNITY DEVELOPMENT

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: Smith Annexation (R-1-15 Zone)
9519 S Hidden Pine Lane
[Community #30]

ANX03092026-007166

Approximately 0.50 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 0.50 acres, located at 9519 S Hidden Pine Lane, in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. The owner of 9519 S Hidden Pine Lane signed a consent form to annex the property into Sandy City on March 9, 2026.

Background

Staff does have the consent form.

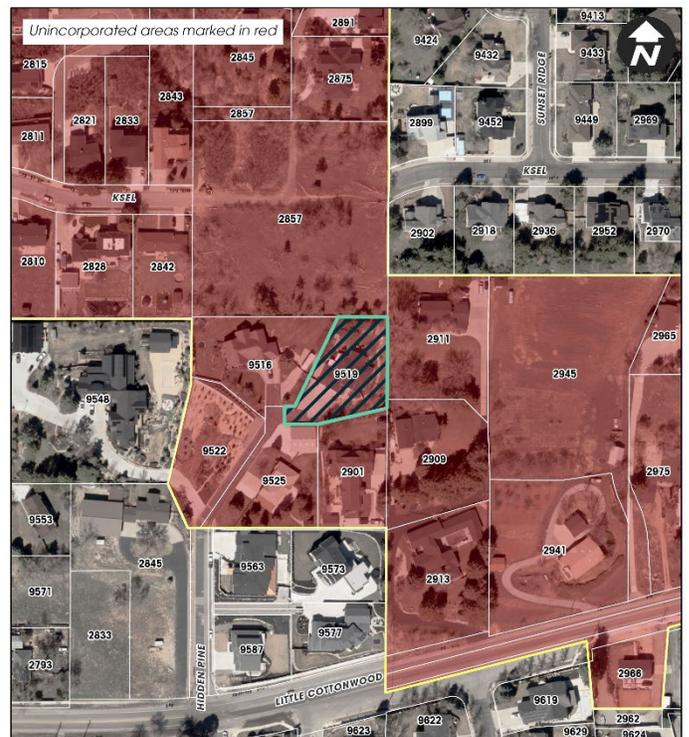
This property is adjacent to two other properties that are currently being processes for annexation into Sandy City (Hidden Pine Annexation) and will be adjacent to Sandy City ones that annexation is done.

Public Notice and Outreach

The City Council approved Resolution 26-40C on March 10, 2026, which set a public hearing for April 14, 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:



9519 S Hidden Pine Lane
Annexation
Subject Property

1. The City is considering annexing the area pursuant to 10-2-812 Utah Code Annotated.
2. The area will be contiguous to the Sandy City boundary via the Hidden Pine Annexation (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:

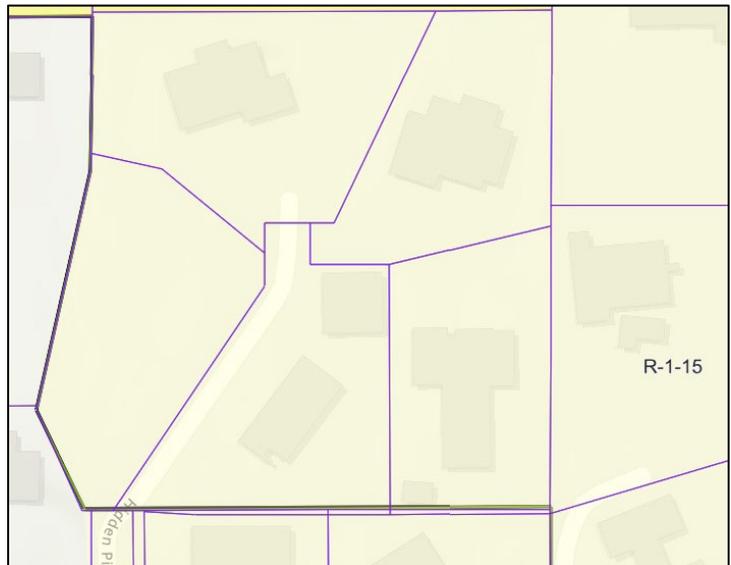
- This area is identified as one of the expansion areas shown in figure 7.2.1 (Section 7 – Targeted Growth Plan – Annexation Policy Plan, page T78).
- Annexation Policy Plan: Goal – Annexation of unincorporated areas into Sandy City will comply with the provisions of State Statute and the City’s Annexation 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. This parcel is one-half acre.



Recommendation

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

1. The area will be **contiguous** to the Sandy City boundary via the Hidden Pine Annexation (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.

Planner:



Brian McCuiston
Asst. Community Development Director

Property Owner	Sidwell Number	Market Value (2025)	Acres
S Fam Rev Liv Trust	2811104022	\$1,145,400	0.50

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



Smith Annexation at 9519 S Hidden Pine Lane

Sign installed 3/9/26



Staff Report

File #: ANX02262026-007124
(PC), Version: 1

Date: 3/19/2026

Agenda Item Title:

Pingree Annexation (R-1-20 Zone)
9620 S 3100 E
[Community #30]

Presenter:

Brian McCuiston, Assistant Community Development Director

Description/Background:

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 0.70 acres, located at 9620 S 3100 E in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. The property owner signed a consent to annex into Sandy City on July 1, 2020, in exchange for Sandy City providing water to this property.

The City Council approved Resolution 26-14C 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.

The existing Salt Lake County zoning district for this unincorporated property is R-1-21. The R-1-21 zone requires a minimum of 21,000 square feet of lot size for a single-family dwelling. Staff is proposing to annex the subject property into the City with the R-1-20 zone. This parcel is approximately 29,285 square feet.

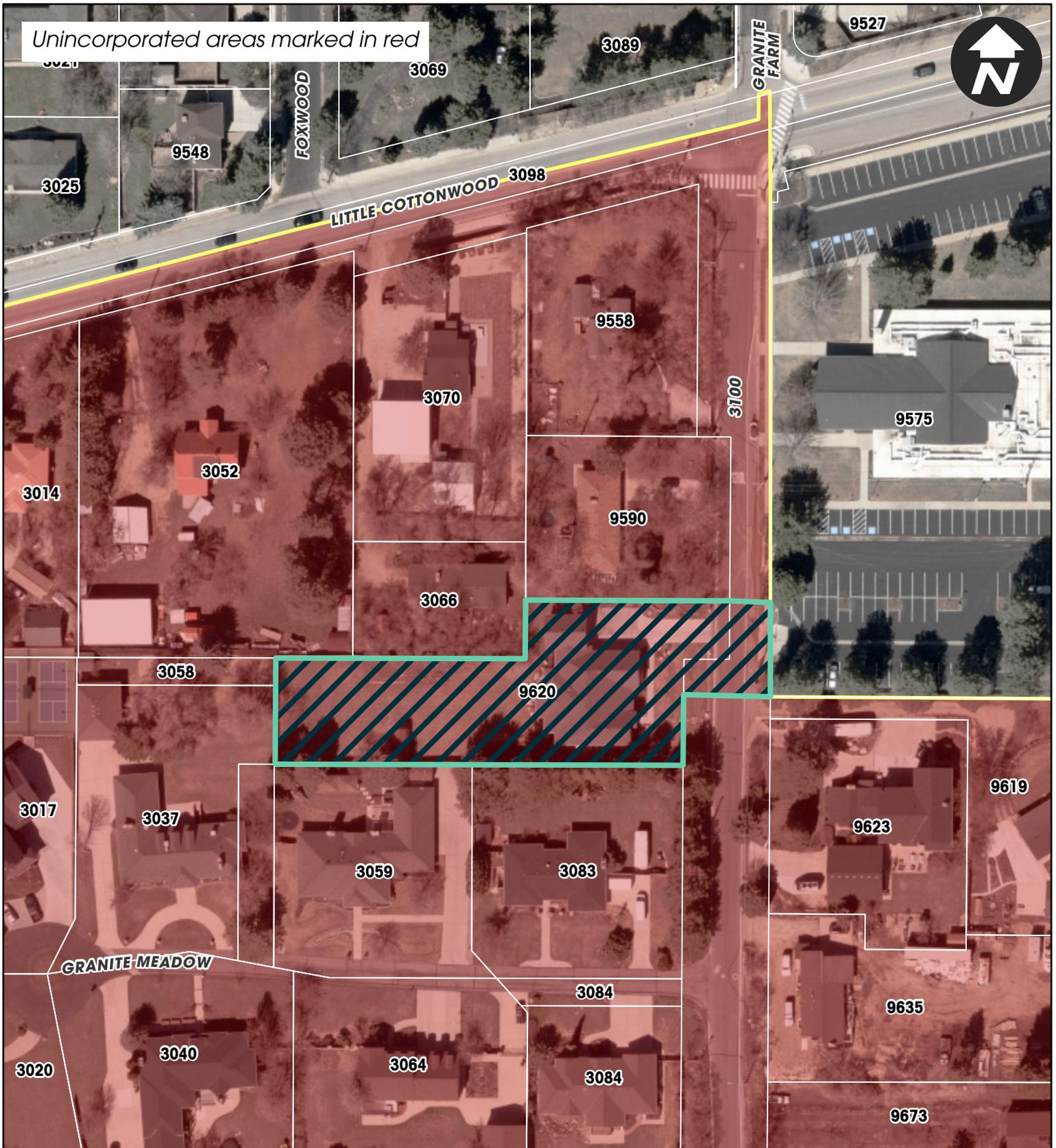
Please see attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Pingree Annexation be approved and zoned R-1-20 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-1-20** 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.

Unincorporated areas marked in red



Pingree Annexation
9620 S 3100 E

 **Subject Property**



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: Pingree Annexation (R-1-20 Zone)
9620 S 3100 E
[Community #30]

ANX02262026-007124

Approximately .70 Acres

Public Hearing Notice: This item has been noticed on public 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 0.70 acres, located at 9620 S 3100 E in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. The property owner signed a consent to annex into Sandy City on July 1, 2020, in exchange for Sandy City providing water to this property.

Background

Staff does have the consent from the property owner.

Sandy City borders the subject area to the east.

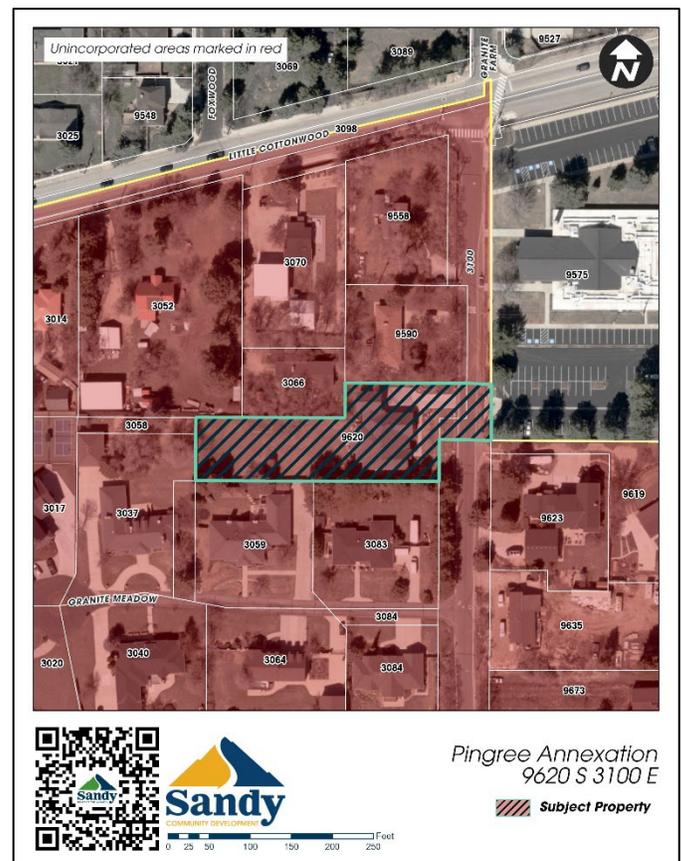
Public Notice and Outreach

The City Council approved Resolution 26-14C 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:

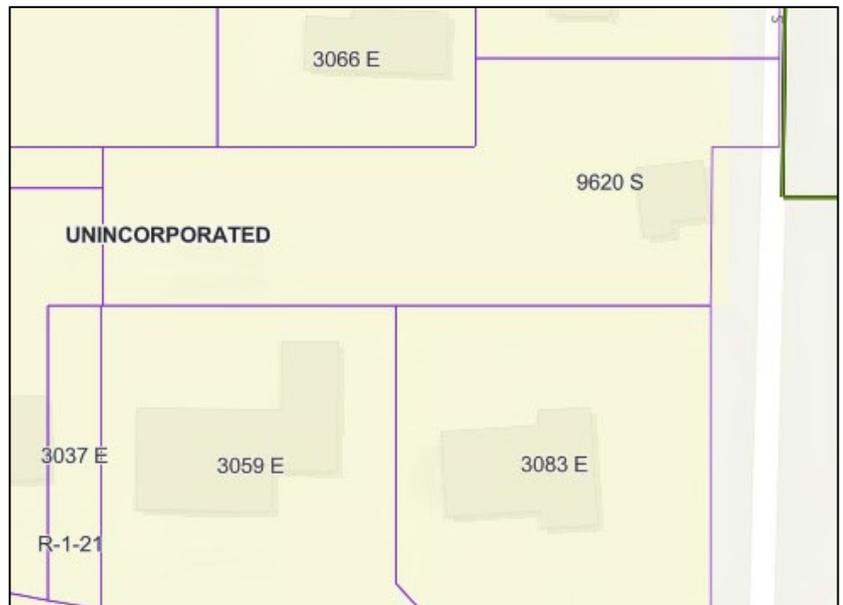
- This area is identified as one of the expansion areas shown in figure 7.2.1 (Section 7 – Targeted Growth Plan – Annexation Policy Plan, page T78).
- Annexation Policy Plan: Goal – Annexation of unincorporated areas into Sandy City will comply with the provisions of State Statute and the City’s Annexation 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-1-21. The R-1-21 zone requires a minimum of 21,000 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-1-20 zone. This parcel is approximately 29,285 square feet.



Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Pingree Annexation be approved and zoned R-1-20 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-1-20** 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
Joan I Pingree TR ET AL	2811177030	\$1,771,300	0.70

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



Pingree – 9620 S 3100 E

Sign installed 3/5/26



Staff Report

File #: ANX02262026-007121
(PC), Version: 1

Date: 3/19/2026

Agenda Item Title:

Anderson Annexation (R-1-15 Zone)
9635 S 3100 E
[Community #20]

Presenter:

Brian McCuiston, Assistant Community Development Director

Description/Background:

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 0.79 acres, located at 9635 S. 3100 E. in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. The property owner signed a petition to annex into Sandy City on February 25, 2005, in exchange for Sandy City providing water to this property.

The City Council approved Resolution 26-11C 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.

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. Staff is proposing to annex the subject property into the City with the R-1-15 zone. This parcel is approximately 34,412 square feet.

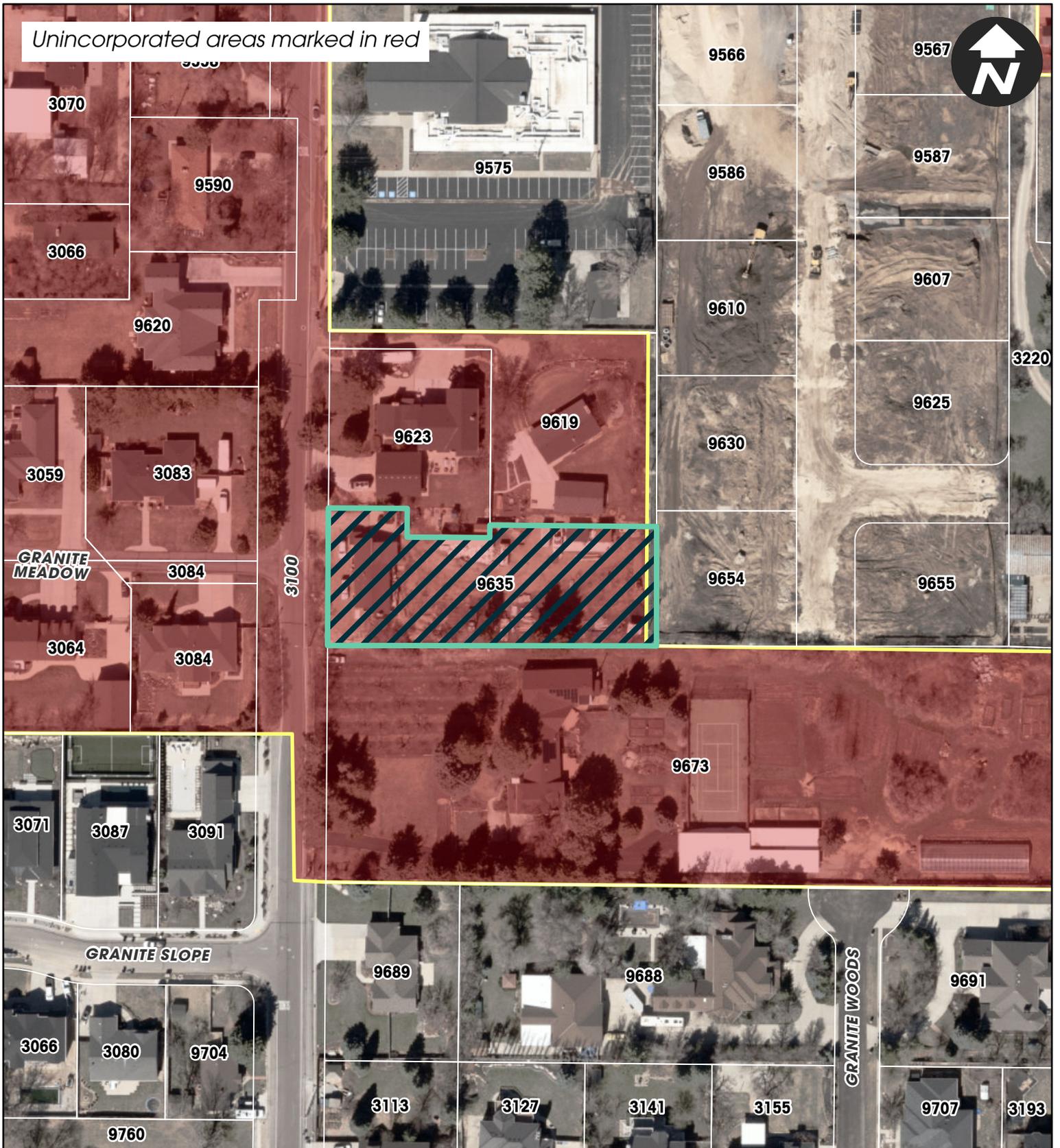
Please see the attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Anderson Annexation be approved and zoned R-1-15 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-1-15** 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.

Unincorporated areas marked in red



Anderson Annexation
9635 S 3100 E

 **Subject Property**



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: Anderson Annexation (R-1-15 Zone)
9635 S. 3100 E
[Community #20]

ANX02262026-007121

Approximately .79 Acres

Public Hearing Notice: This item has been noticed on public 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 0.79 acres, located at 9635 S. 3100 E. in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. The property owner signed a petition to annex into Sandy City on February 25, 2005, in exchange for Sandy City providing water to this property.

Background

Staff does have the petition/consent from the property owner.

Sandy City borders the subject area to the east.

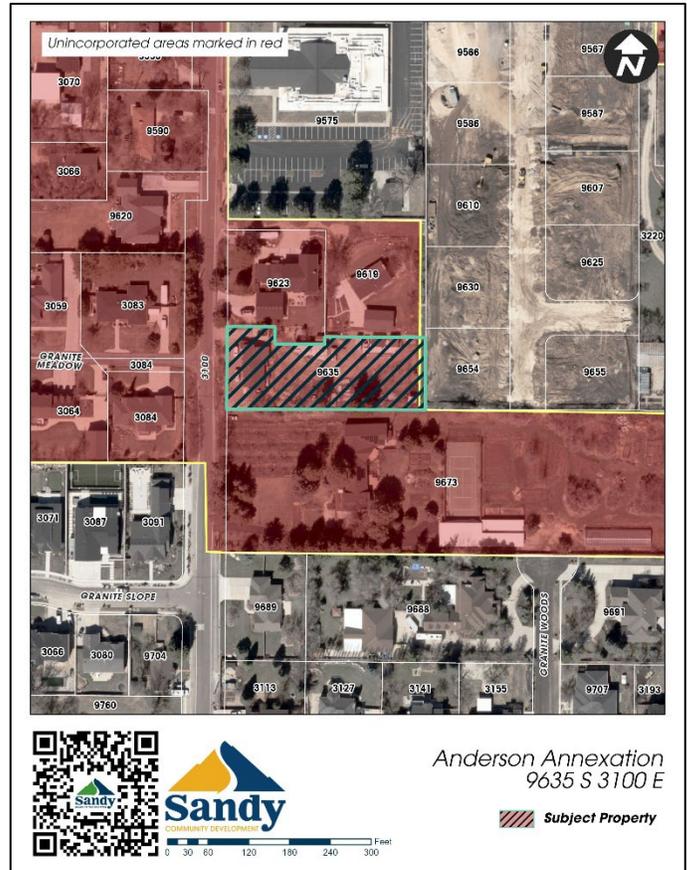
Public Notice and Outreach

The City Council approved Resolution 26-11C 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

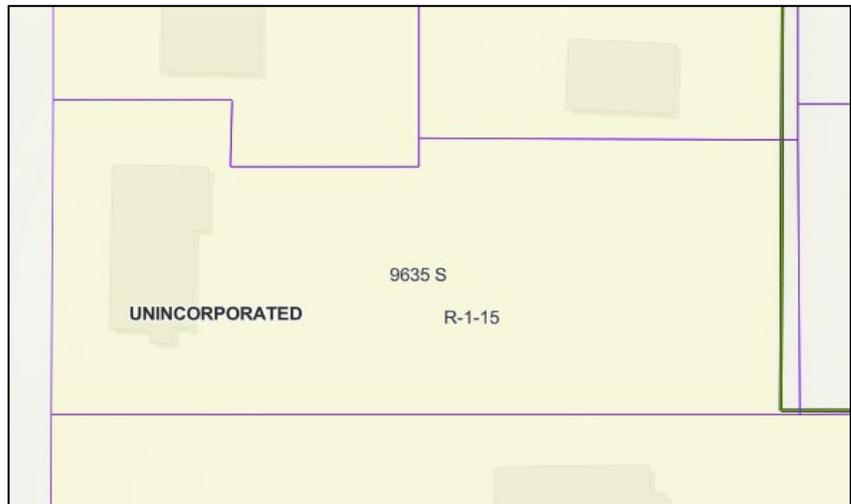
Portions of the Sandy City General Plan which relate to this application are as follows:

- 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-1-15. 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. This parcel is approximately 34,412 square feet.

Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Anderson Annexation be approved and zoned R-1-15 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-1-15** 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
ADA&DMA FAM TR	2811251088	\$750,000	0.79

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



Anderson – 9635 S 3100 E

Sign installed on 3/5/26



Staff Report

File #: ANX02262026-007123
(PC), Version: 1

Date: 3/19/2026

Agenda Item Title:

Miller Annexation (R-1-20 Zone)
3017 E Granite Meadow Lane
[Community #30]

Presenter:

Brian McCuiston, Assistant Community Development Director

Description/Background:

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 0.97 acres, located at 3017 E Granite Meadow Lane in Salt Lake County, Utah. The subject property under consideration for annexation contains one lot. The property owner signed a consent to annex into Sandy City on June 1, 2020, in exchange for Sandy City providing water to this property.

The City Council approved Resolution 26-13C 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.

The existing Salt Lake County zoning district for this unincorporated property is R-1-21. The R-1-21 zone requires a minimum of 21,000 square feet of lot size for a single-family dwelling. Staff is proposing to annex the subject property into the City with the R-1-20 zone. This parcel is approximately 42,253 square feet.

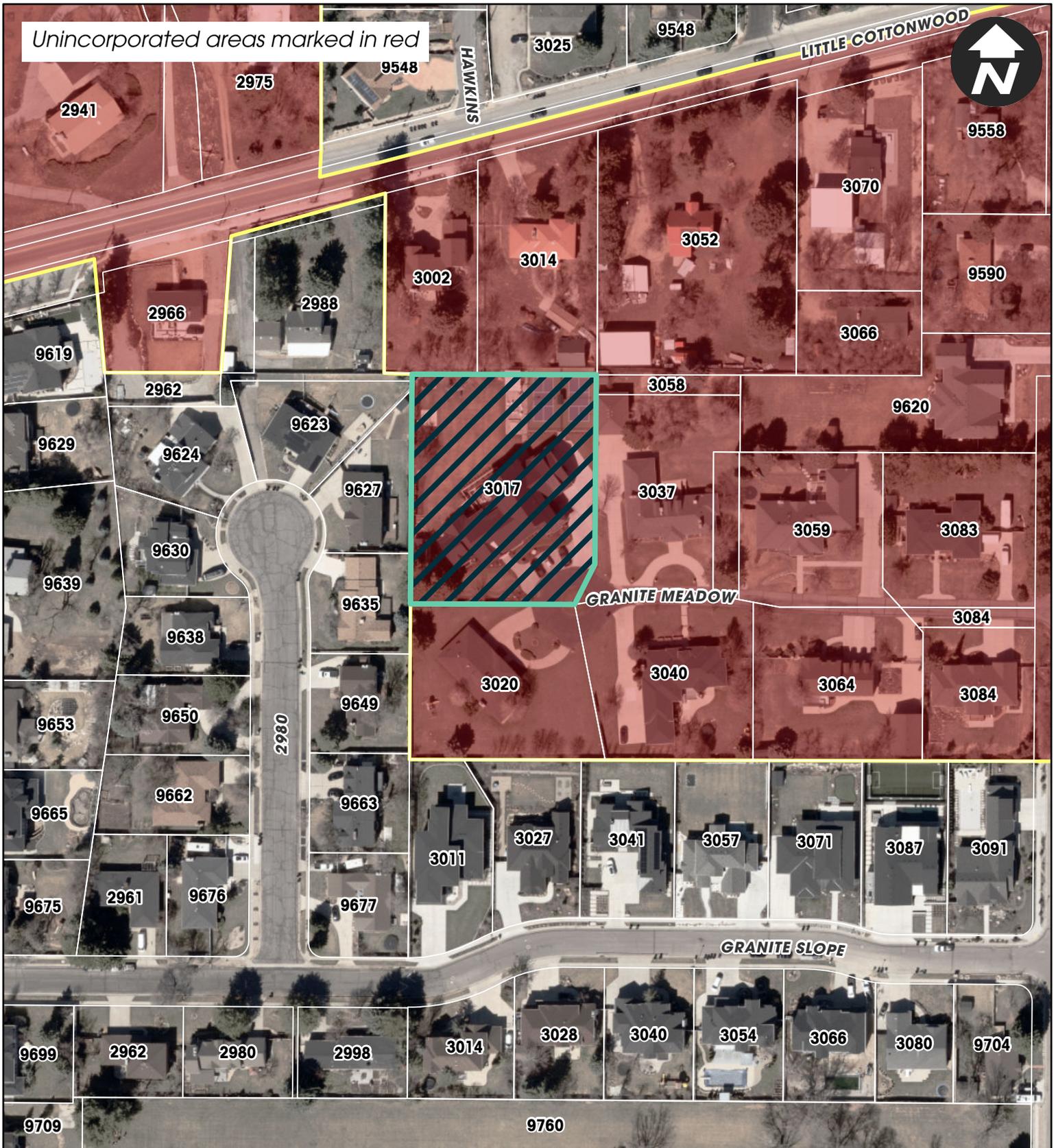
Please see attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

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

1. The area is **contiguous** to the Sandy City boundary (west).
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-1-20** 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.

Unincorporated areas marked in red



Miller Annexation
3017 E Granite Meadow Lane

 Subject Property





SANDY CITY COMMUNITY DEVELOPMENT

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: Miller Annexation (R-1-20 Zone)
3017 E Granite Meadow Lane
[Community #30]

ANX02262026-007123

Approximately .97 Acres

Public Hearing Notice: This item has been noticed on public 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 0.97 acres, located at 3017 E Granite Meadow Lane in Salt Lake County, Utah. The subject property under consideration for annexation contains one lot. The property owner signed a consent to annex into Sandy City on June 1, 2020, in exchange for Sandy City providing water to this property.

Background

Staff does have the consent from the property owner.

Sandy City borders the subject area to the west.

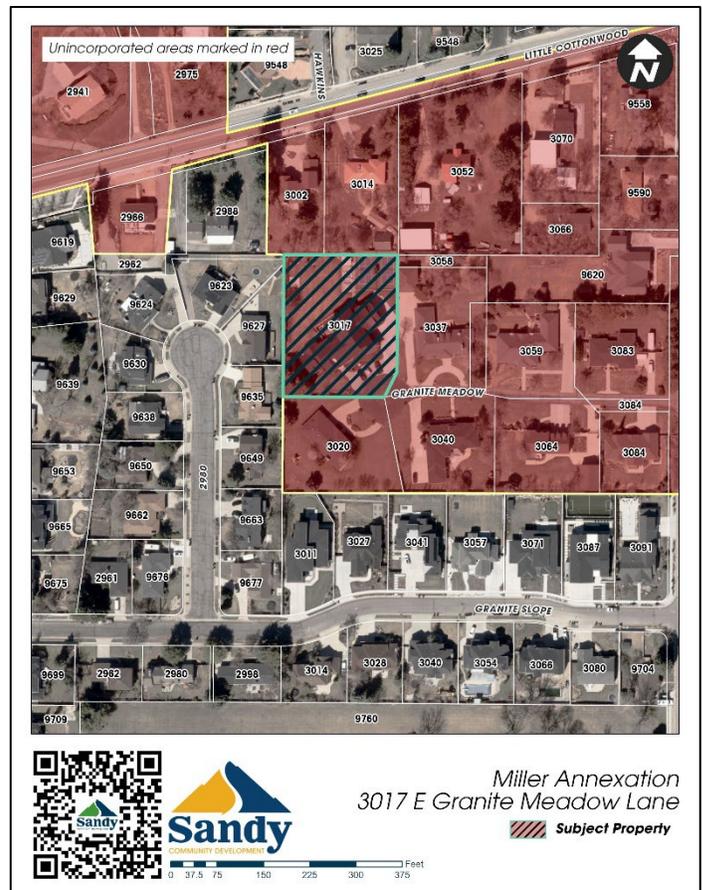
Public Notice and Outreach

The City Council approved Resolution 26-13C 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).

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:

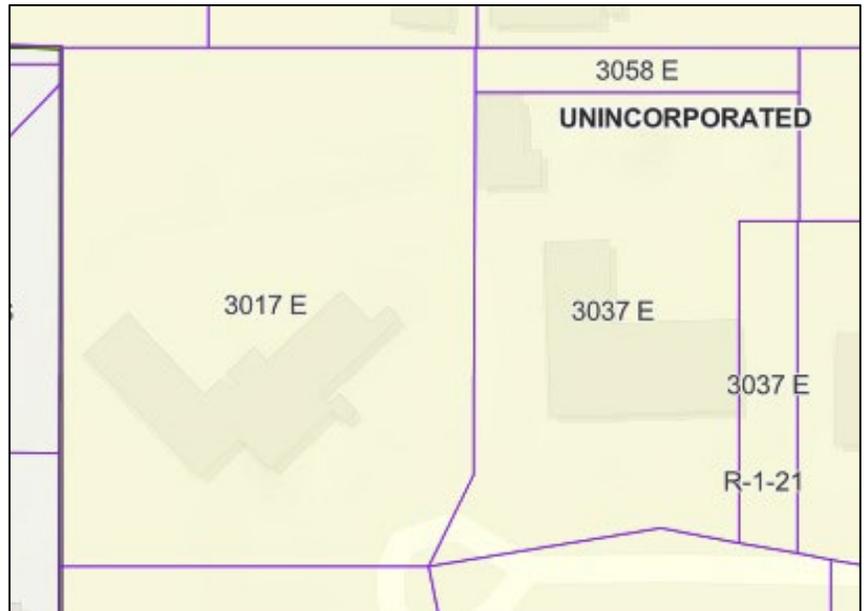
- This area is identified as one of the expansion areas shown in figure 7.2.1 (Section 7 – Targeted Growth Plan – Annexation Policy Plan, page T78).
- Annexation Policy Plan: Goal – Annexation of unincorporated areas into Sandy City will comply with the provisions of State Statute and the City’s Annexation 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-1-21. The R-1-21 zone requires a minimum of 21,000 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-1-20 zone. This parcel is approximately 42,253 square feet.



Recommendation

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

1. The area is **contiguous** to the Sandy City boundary (west).
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-1-20** 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
Cathryn Miller Rev Trust	2811177027	\$3,366,100	0.97

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



Miller 3017 E Granite Meadow Lane

Sign installed 3/5/26



Staff Report

File #: ANX02262026-007125
(PC), Version: 1

Date: 3/19/2026

Agenda Item Title:

Parrish Annexation (R-1-15 Zone)
2995 E Mt Jordan Road
[Community #30]

Presenter:

Brian McCuistion, Assistant Community Development Director

Description/Background:

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 1.59 acres, located at 2995 E Mt. Jordan Road in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. The property owner signed a consent to annex into Sandy City on April 10, 2018, in exchange for Sandy City providing water to this property.

The City Council approved Resolution 26-15C 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.

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. Staff is proposing to annex the subject property into the City with the R-1-15 zone. This parcel is a approximately 69,260.40 square feet.

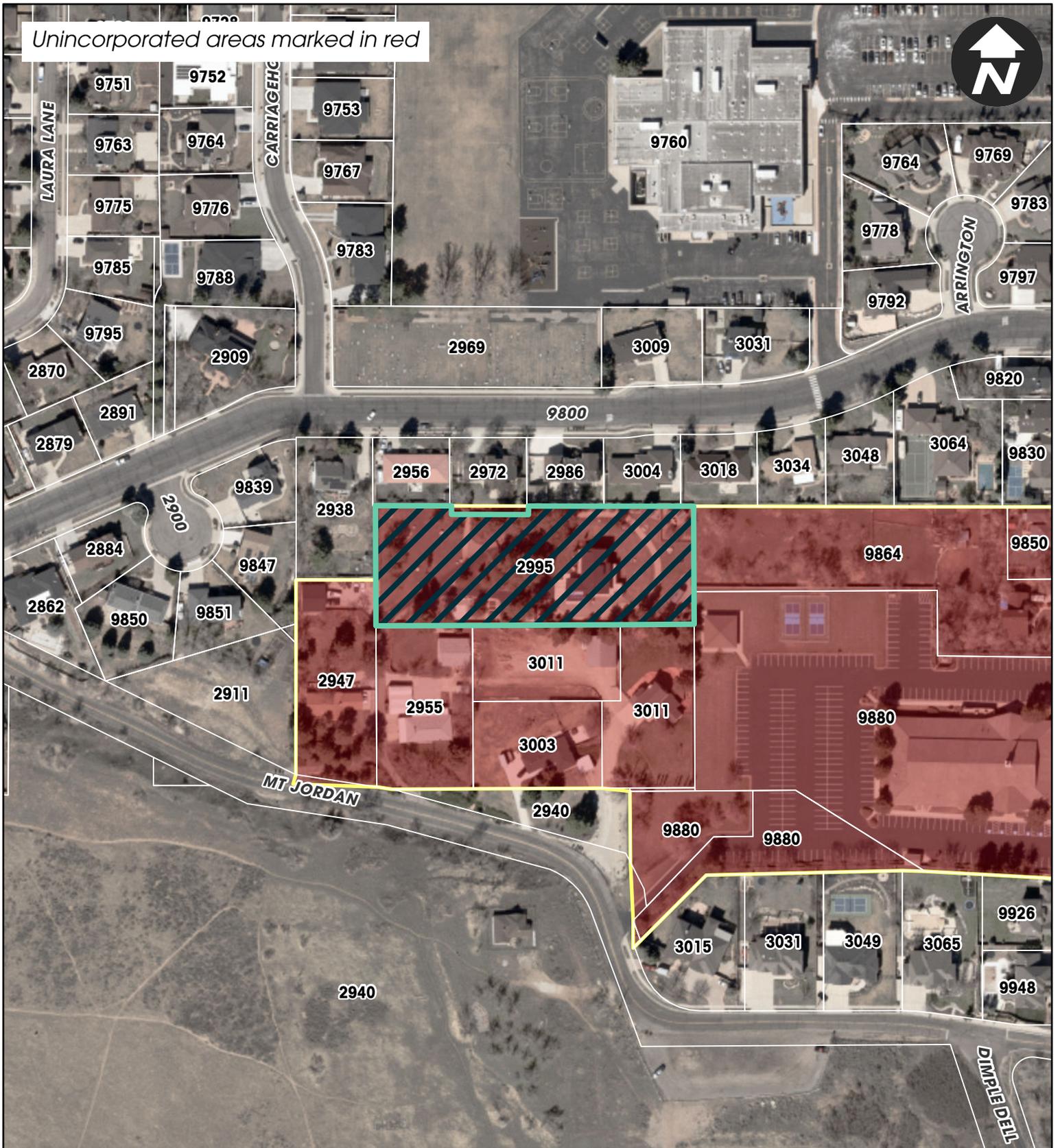
Please see attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

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

1. The area is **contiguous** to the Sandy City boundary (north and west).
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.

Unincorporated areas marked in red



Parrish Annexation
2995 E Mt Jordan Road

 **Subject Property**



SANDY CITY COMMUNITY DEVELOPMENT

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: Parrish Annexation (R-1-15 Zone)
2995 E Mt Jordan Road
[Community #30]

ANX02262026-007125

Approximately 1.59 Acres

Public Hearing Notice: This item has been noticed on public 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 1.59 acres, located at 2995 E Mt. Jordan Road in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. The property owner signed a consent to annex into Sandy City on April 10, 2018, in exchange for Sandy City providing water to this property.

Background

Staff does have the consent from the property owner.

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

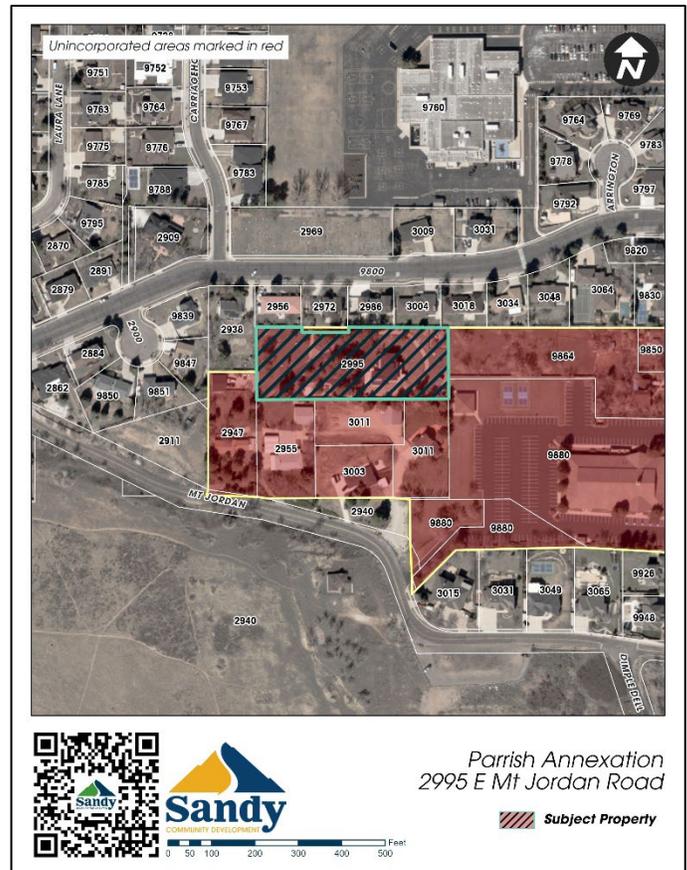
Public Notice and Outreach

The City Council approved Resolution 26-15C 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



(north and west).

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

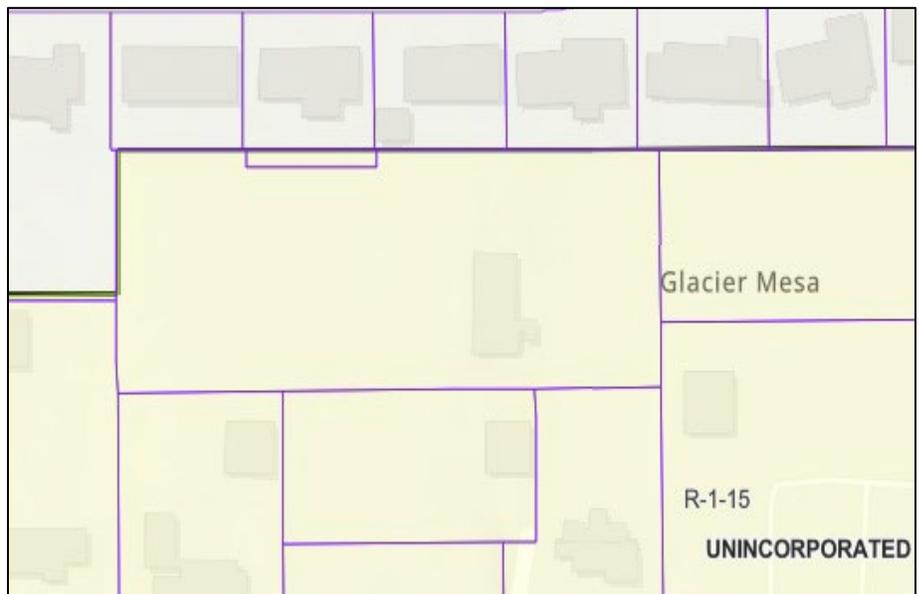
Portions of the Sandy City General Plan which relate to this application are as follows:

- 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. This parcel is a approximately 69,260.40 square feet.

Recommendation

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

1. The area is **contiguous** to the Sandy City boundary (north and west).
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
Eric J Parrish Trust	2811327063	\$1,896,890	1.59

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



Parrish - 2995 E Mt Jordan Road

Sign installed 3/5/26



Staff Report

File #: ANX02262026-007120
(PC), **Version:** 1

Date: 3/19/2026

Agenda Item Title:

Sieverts Annexation (R-1-40 Zone)
9876 E 2700 E
[Community #20]

Presenter:

Brian McCuiston, Assistant Community Development Director

Description/Background:

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 1.08 acres, located at 9876 S. 2700 E. in Salt Lake County, Utah. The subject property under consideration for annexation contains three parcels. One is for the home, and the two smaller ones are within the right-of-way. The property owner signed a consent to annex into Sandy City on June 25, 2020, in exchange for Sandy City providing water to this property.

The City Council approved Resolution 26-10C 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.

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. Staff is proposing to annex the subject property into the City with the R-1-40 zone. The parcel that the home is on is approximately 40,075 square feet. The other two parcels can be combined with the home or be dedicated for future r-o-w property.

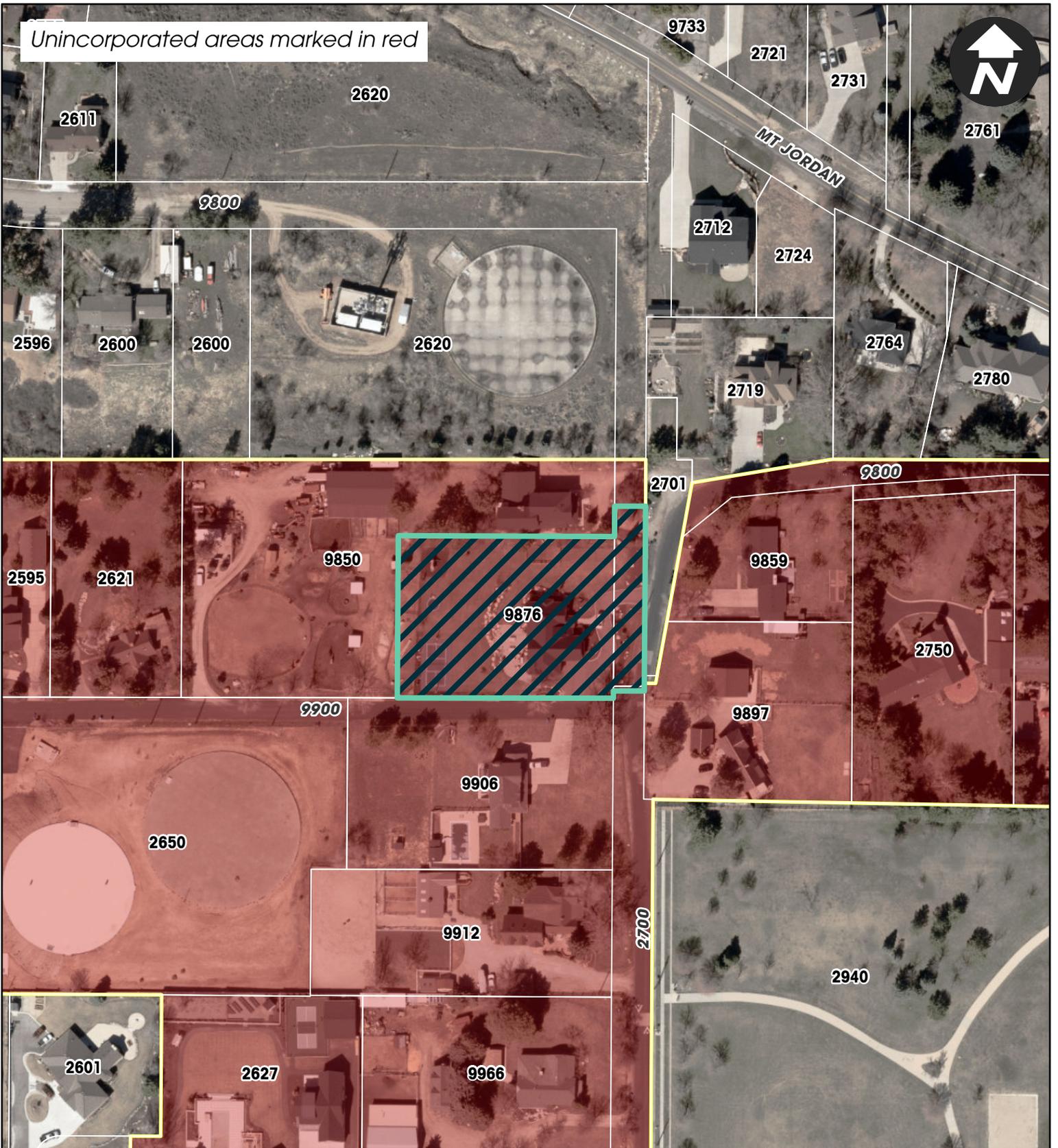
Please see attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Sieverts Annexation be approved and zoned R-1-40 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** 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.

Unincorporated areas marked in red



Sieverts Annexation
9876 S 2700 E

 **Subject Property**



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: Sieverts Annexation (R-1-40 Zone)
9876 S. 2700 E
[Community #20]

ANX02262026-007120

Approximately 1.08 Acres

Public Hearing Notice: This item has been noticed on public 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 1.08 acres, located at 9876 S. 2700 E. in Salt Lake County, Utah. The subject property under consideration for annexation contains three parcels. One is for the home, and the two smaller ones are within the right-of-way. The property owner signed a consent to annex into Sandy City on June 25, 2020, in exchange for Sandy City providing water to this property.

Background

Staff does have the consent from the property owner.

Sandy City borders the subject area to the east.

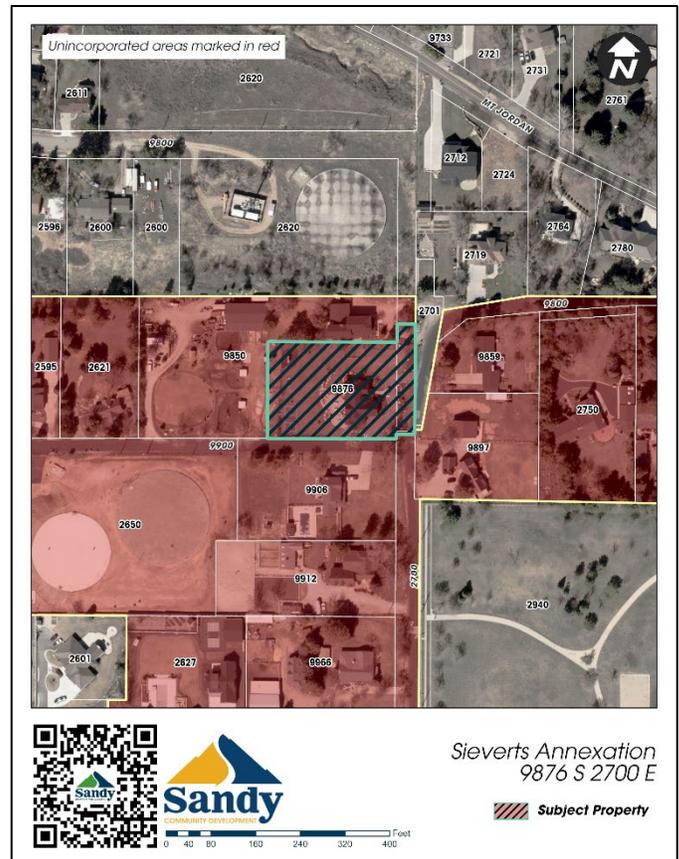
Public Notice and Outreach

The City Council approved Resolution 26-10C 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.



Sieverts Annexation
9876 S 2700 E

Subject Property

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 zone. The parcel that the home is on is approximately 40,075 square feet. The other two parcels can be combined with the home or be dedicated for future r-o-w property.



Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Sieverts Annexation be approved and zoned R-1-40 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** 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
Anna Sieverts	2810426042	\$1,691,200	0.92
Tony Sieverts (TC)	2810426066	\$500	0.15
Tony & Keri Sieverts Family, LLC	2810426067	\$100	0.01

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



Sieverts – 9876 S 2700 E

Sign installed 3/5/26

[EXTERNAL] Withdrawal of Consent to Annexation – 9876 S 2700 E

From Anna Sieverts <anna.sieverts@gmail.com>
Date Wed 3/11/2026 7:30 PM
To Brian McCuiston <bmcuiston@sandy.utah.gov>
Cc Lennie Chanthaphuang <lennie@sandy.utah.gov>

CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

Date: March 11, 2026

Sandy City Recorder
10000 Centennial Parkway
Sandy, Utah 84070

Re: Withdrawal of Consent to Annexation – Property at 9876 South 2700 East

To the Sandy City Recorder,

I, Anna Sieverts, am the owner of the property located at:

9876 South 2700 East
Salt Lake County, Utah

In connection with a prior application for water service, I signed a document titled “Consent to Annexation,” referencing Utah Code Ann. §10-2-418(4).

Pursuant to the provisions of Utah Code Ann. §10-2-418(4)(a)(iv), this letter serves as my formal written withdrawal of that consent to annexation.

Please record this withdrawal and update the City's records to reflect that I do not consent to the annexation of this property into Sandy City.

I understand that a public hearing regarding annexation has been scheduled, and this withdrawal is being submitted prior to the close of that hearing as provided under Utah law.

Please confirm receipt of this withdrawal in writing.

If you need any additional information, I may be contacted at:

Phone: (801)448-4760

Email: anna.sieverts@gmail.com

Please note, a paper copy will be printed and mailed as well. Thank you.

Sincerely,

Anna Sieverts



Staff Report

File #: ANX02262026-007135
(PC), Version: 1

Date: 3/19/2026

Agenda Item Title:

Jaandkin Annexation (R-1-40 Zone)
2627 E 10000 S
[Community #20]

Presenter:

Brian McCuistion, Assistant Community Development Director

Description/Background:

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 2.45 acres, located at 2627 E 10000 S in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. A former property owner signed a water letter consenting to annex this property into Sandy City on April 10, 2024, in exchange for Sandy City providing water to this property.

The City Council approved Resolution 26-23C 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.

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. Staff is proposing to annex the subject property into the City with the R-1-40 zone. This parcel is a little over two acres.

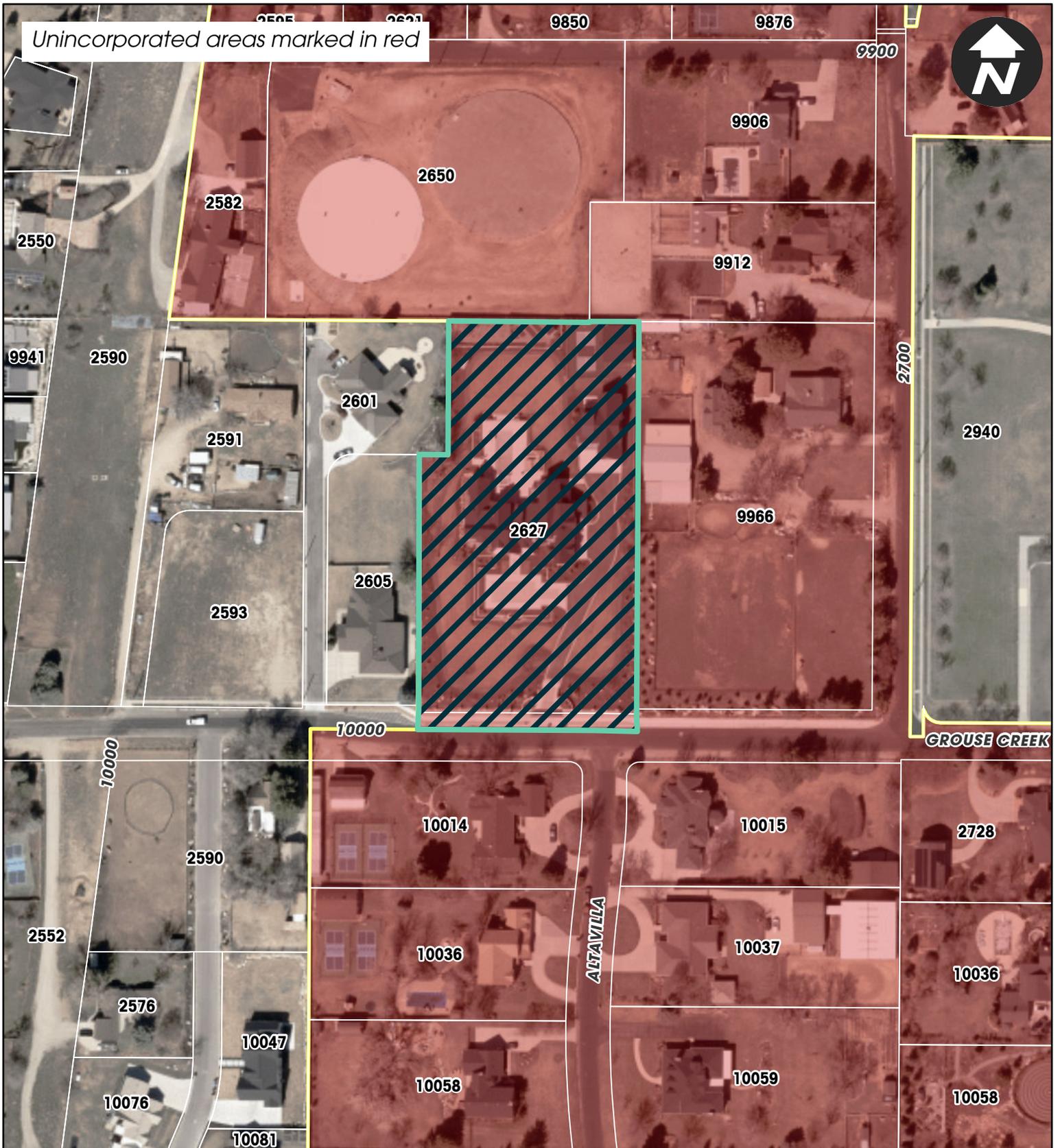
See attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Jaandkin Annexation be approved and zoned R-1-40 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (west).
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** 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.

Unincorporated areas marked in red



Jaandkin Annexation
2627 E 10000

 Subject Property



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: Jaandkin Annexation (R-1-40 Zone)
2627 E 10000 S
[Community #20]

ANX02262026-007135

Approximately 2.45 Acres

Public Hearing Notice: This item has been noticed on public 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 2.45 acres, located at 2627 E 10000 S in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. A former property owner signed a water letter consenting to annex this property into Sandy City on April 10, 2024, in exchange for Sandy City providing water to this property.

Background

Staff does have the water letter/consent for this property.

Sandy City borders the subject area to the west.

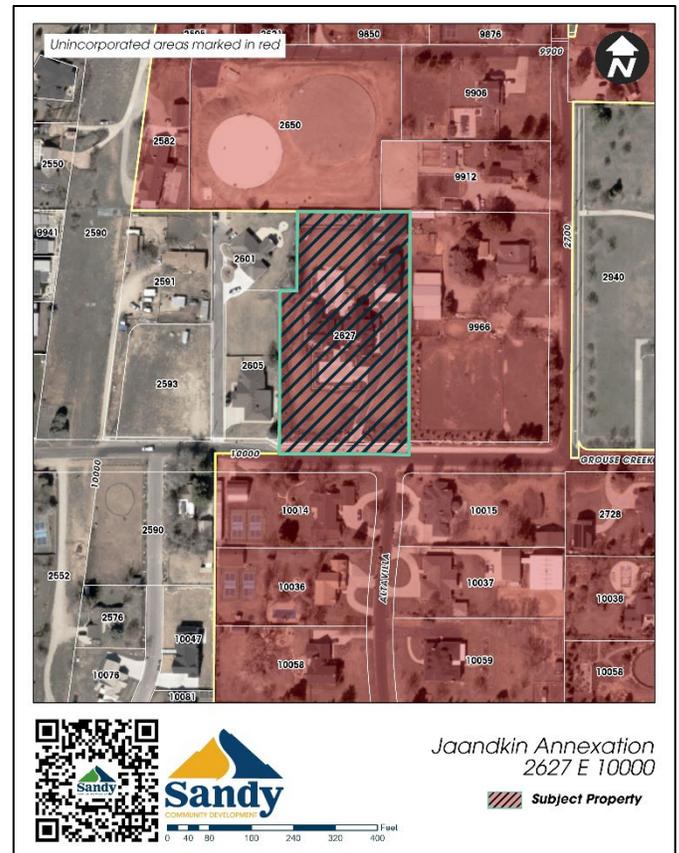
Public Notice and Outreach

The City Council approved Resolution 26-23C 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).



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:

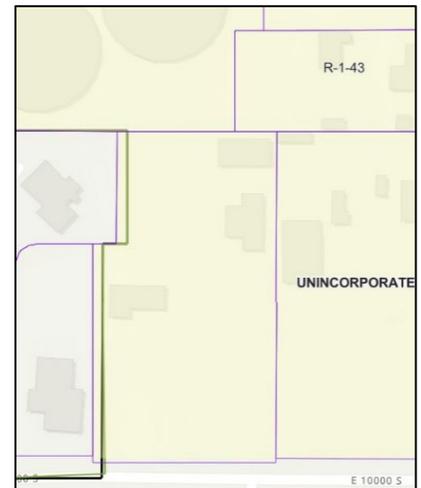
- This area is identified as one of the expansion areas shown in figure 7.2.1 (Section 7 – Targeted Growth Plan – Annexation Policy Plan, page T78).
- Annexation Policy Plan: Goal – Annexation of unincorporated areas into Sandy City will comply with the provisions of State Statute and the City’s Annexation 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 zone. This parcel is a little over two acres.



Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Jaandkin Annexation be approved and zoned R-1-40 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (west).
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** 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
Jaandkin, LLC	2810426087	\$6,353,690	2.39

File Name: S:\USERS\PLN\STAFFRPT\2026/Jaandkin Annexation.DOCX



Jaandkin – 2627 E 10000 S

Sign installed 3/5/26



Staff Report

File #: ANX02262026-007136
(PC), Version: 1

Date: 3/19/2026

Agenda Item Title:

Knight Annexation (R-1-40 Zone)
10116 S Altavilla Dr
[Community #21]

Presenter:

Brian McCuistion, Assistant Community Development Director

Description/Background:

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 1.61 acres, located at 10116 S Altavilla Dr. in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. The property owner signed a petition to annex this property into Sandy City on August 13, 2004, in exchange for water service to this property.

The City Council approved Resolution 26-24C 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

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. Staff is proposing to annex the subject property into the City with the R-1-40 zone. This parcel is a little over one acre.

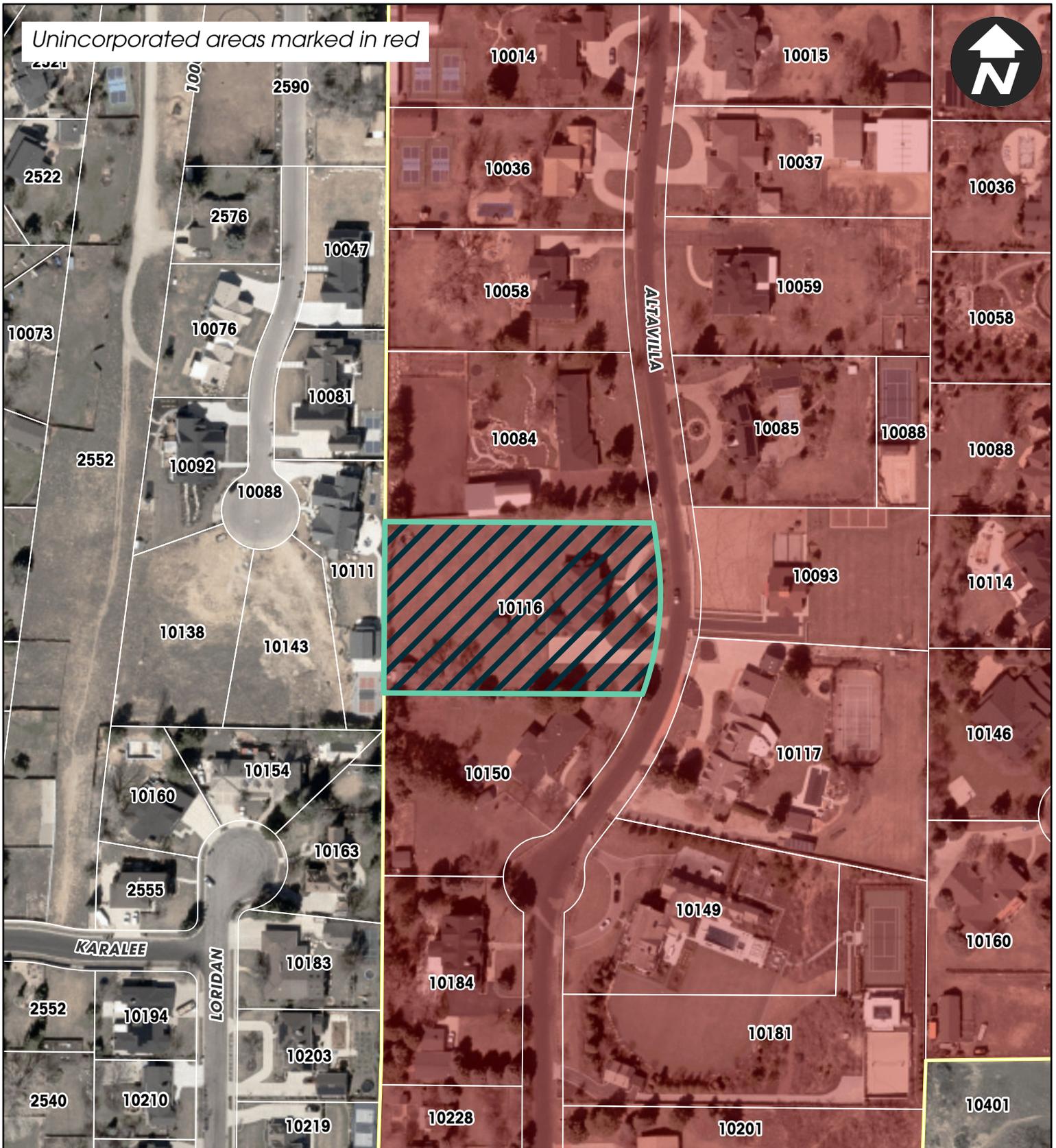
See attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Knight Annexation be approved and zoned R-1-40 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (west).
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** 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.

Unincorporated areas marked in red



*Knights Annexation
10116 S Alta Villa Dr*

 **Subject Property**



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: Knight Annexation (R-1-40 Zone)
10116 S Altavilla Dr
[Community #21]

ANX02262026-007136

Approximately 1.61 Acres

Public Hearing Notice: This item has been noticed on public 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 1.61 acres, located at 10116 S Altavilla Dr. in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. The property owner signed a petition to annex this property into Sandy City on August 13, 2004, in exchange for water service to this property.

Background

Staff does have the petition/consent for this property.

Sandy City borders the subject area to the west.

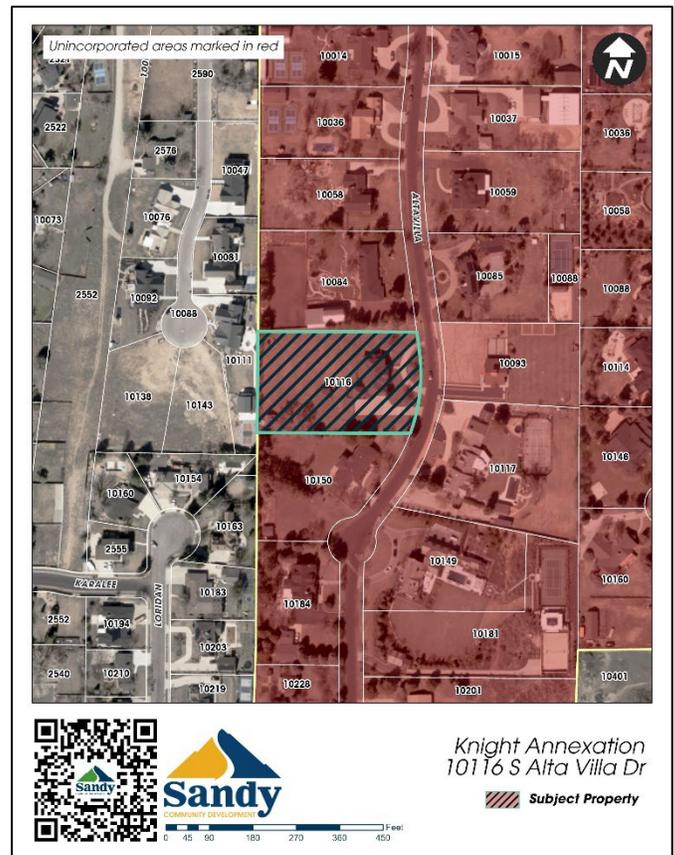
Public Notice and Outreach

The City Council approved Resolution 26-24C 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).

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

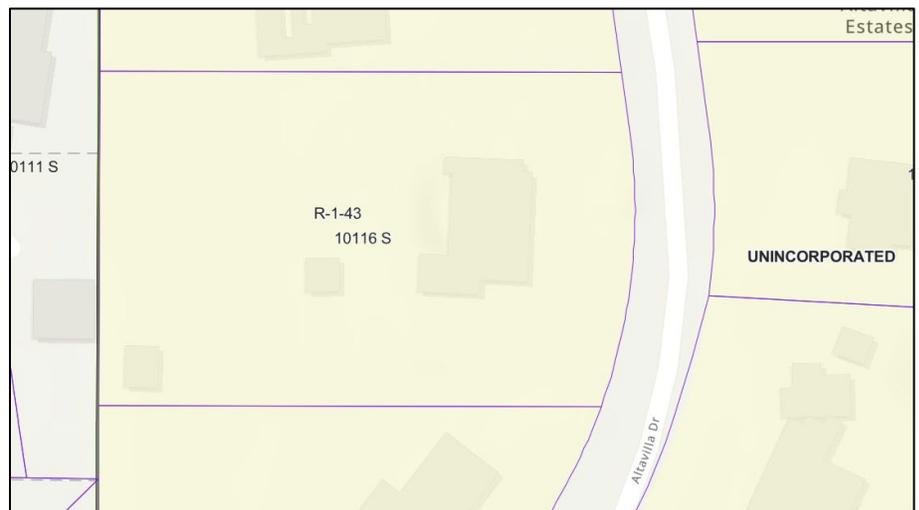
Portions of the Sandy City General Plan which relate to this application are as follows:

- 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 zone. This parcel is a little over one acre.

Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Knight Annexation be approved and zoned R-1-40 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (west).
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** 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
Nancy B Knight Rev Trust	2810476012	\$2,458,390	1.61

File Name: S:\USERS\PLN\STAFFRPT\2026/Knight Annexation.DOCX



Knight 10116 S Altavilla Dr

Sign installed 3/5/26



Staff Report

File #: ANX02262026-007140
(PC), Version: 1

Date: 3/19/2026

Agenda Item Title:

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]

Presenter:

Brian McCuistion, Assistant Community Development Director

Description/Background:

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.

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.

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. Staff is proposing to annex the subject property into the City with the R-1-40 and R-1-40A zone. 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 animal rights.

See attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

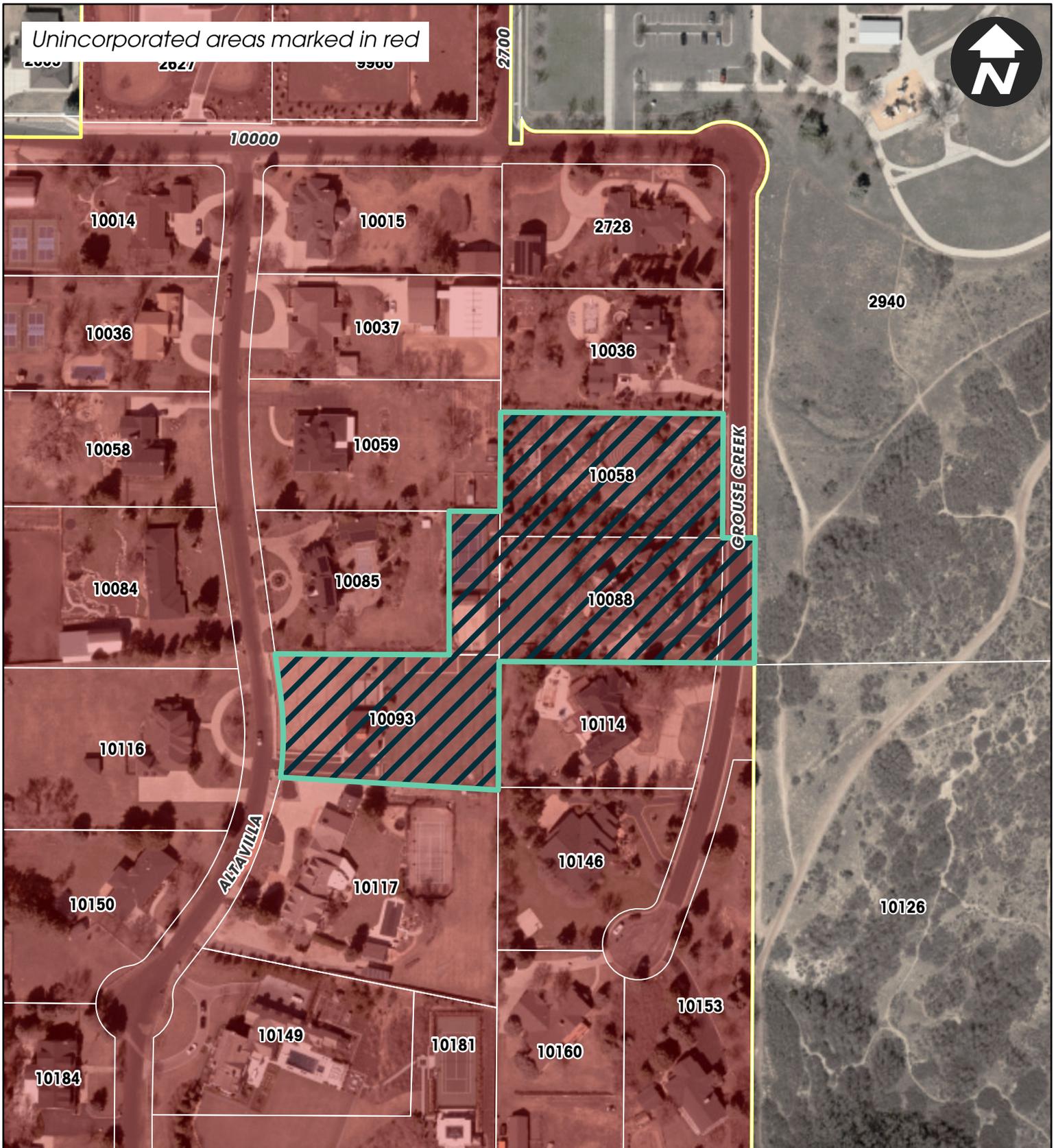
It is recommended that the Planning Commission send a positive recommendation to the City Council that the Altavilla 1 Annexation be approved and zoned R-1-40 based upon the following findings:

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 Zone** 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.

Unincorporated areas marked in red



Alta Villa Annexation
 10093 S Alta Villa Dr
 10088 S Grouse Creek
 10058 S Grouse Creek



Subject Property 97



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.

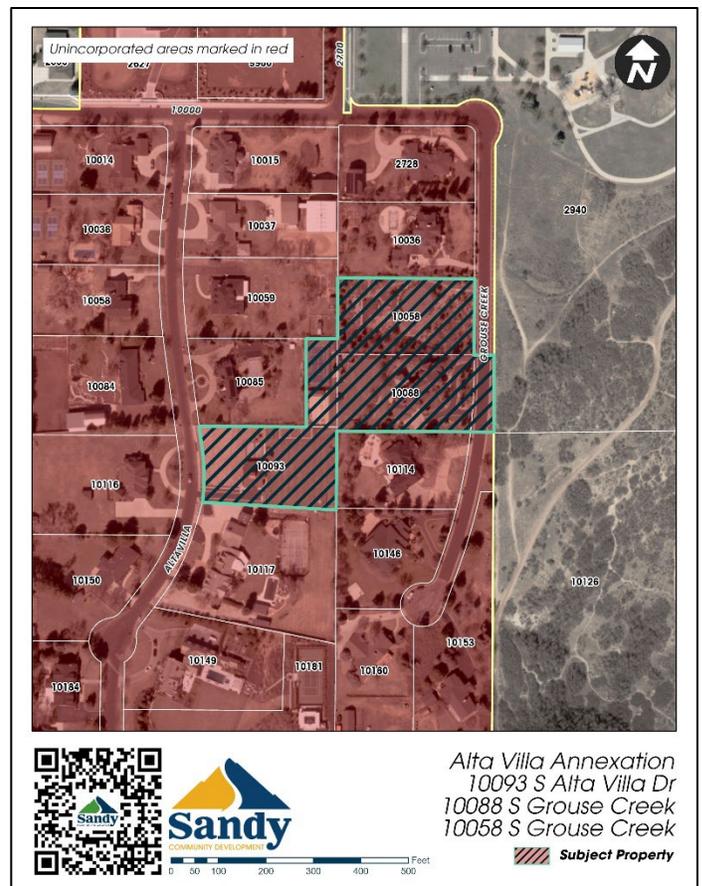
Background

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

File Name: S:\USERS\PLN\STAFFRPT\2026\Altavilla 1 Annexation.DOCX



Altavilla 1 – 10088 S Grouse Creek, 10058 S Grouse Creek, and 10093 S Altavilla Dr.

Sign installed 3/5/26



Staff Report

File #: ANX02262026-007141
(PC), Version: 1

Date: 3/19/2026

Agenda Item Title:

Altavilla 2 Annexation (R-1-40 Zone)
10149 and 10181 S Altavilla Dr.
[Community #21]

Presenter:

Brian McCuistion, Assistant Community Development Director

Description/Background:

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 3.2 acres, located at 10149 and 10181 S Altavilla Dr., in Salt Lake County, Utah. The subject property under consideration for annexation contains two parcels. The owner of these two parcels signed a water letter agreement consenting to annex the properties into Sandy City on October 20, 2015, in exchange for Sandy City providing water to these properties.

The City Council approved Resolution 26-29C 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.

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. Staff is proposing to annex the subject property into the City with the R-1-40 zone. Both parcels are over one acre.

See attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Altavilla 2 Annexation be approved and zoned R-1-40 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** 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.



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 2 Annexation (R-1-40 Zone)
10149 and 10181 S Altavilla Dr.
[Community #21]

ANX02262026-007141

Approximately 3.2 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 3.2 acres, located at 10149 and 10181 S Altavilla Dr., in Salt Lake County, Utah. The subject property under consideration for annexation contains two parcels. The owner of these two parcels signed a water letter agreement consenting to annex the properties into Sandy City on October 20, 2015, in exchange for Sandy City providing water to these properties.

Background

Staff does have the water letter/consents.

Sandy City borders the subject area to the east.

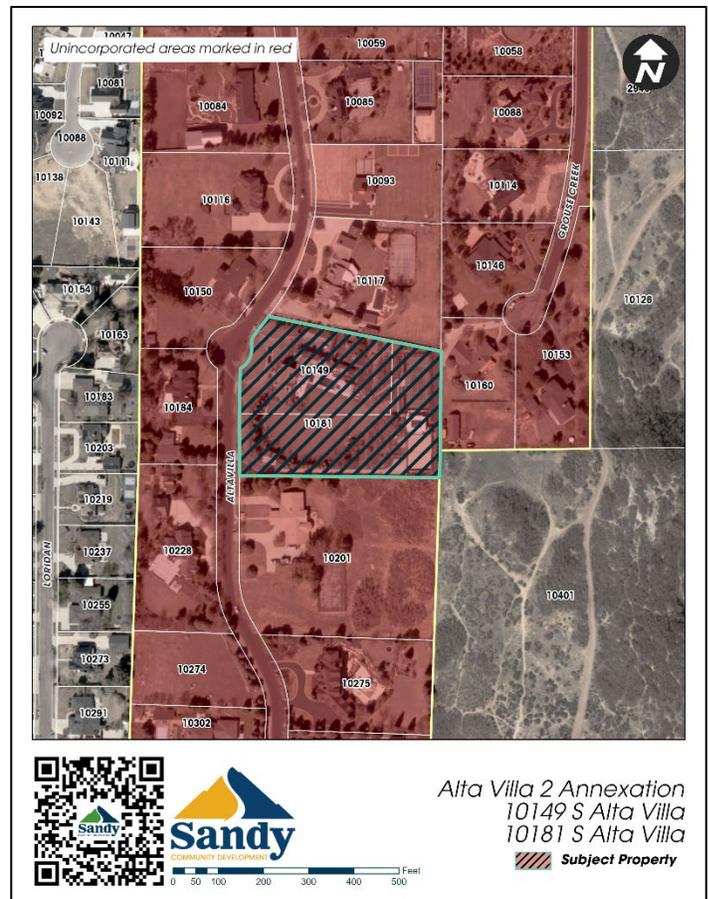
Public Notice and Outreach

The City Council approved Resolution 26-29C 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.



Alta Villa 2 Annexation
10149 S Alta Villa
10181 S Alta Villa
Subject Property

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 zone. Both parcels are over one acre.



Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Altavilla 2 Annexation be approved and zoned R-1-40 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** 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
Hillary W Taylor Rev Trust	2810477026	\$6,153,190	1.43
Hillary W Taylor Rev Trust	2810477027	\$902,500	1.77

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



Altavilla 2 (10149 and 10181 S Altavilla Dr)

Sign installed 3/5/26



Staff Report

File #: ANX03092026-007164
(PC), Version: 1

Date: 3/19/2026

Agenda Item Title:

Altavilla 3 Annexation (R-1-40 Zone)
10184 S Altavilla Dr.
[Community #21]

Presenter:

Brian McCuistion, Assistant Community Development Director

Description/Background:

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 1.00 acres, located at 10184 S Altavilla Dr. in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. The property owner signed a consent form to annex this property into Sandy City on March 9, 2026.

The City Council approved Resolution 26-38C on March 10, 2026, which set a public hearing for April 14, 2026, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.

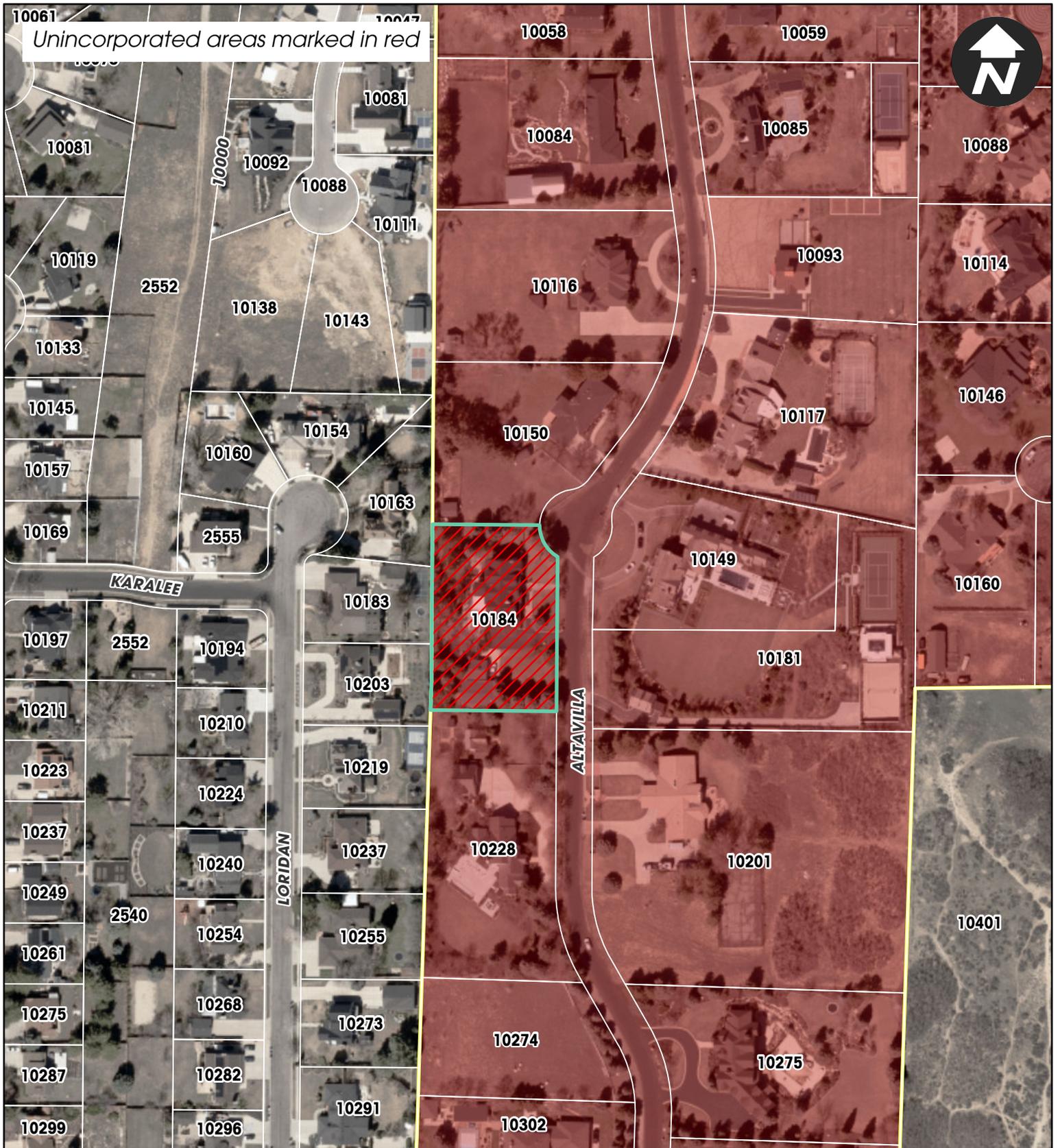
The existing Salt Lake County zoning district for this unincorporated property is R-1-43. The R-1-43 zone requires a minimum of 43,000 square feet of lot size for a single-family dwelling. Staff is proposing to annex the subject property into the City with the R-1-40 zone. This parcel is one acre

See attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Altavilla 3 Annexation be approved and zoned R-1-40 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (west).
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** is appropriate for this property based upon current land uses within the area.



Alta Villa 3 Annexation
10184 S Alta Villa

Subject Property



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 3 Annexation (R-1-40 Zone)
10184 S Altavilla Dr
[Community #21]

ANX03092026-007164

Approximately 1.00 Acres

Public Hearing Notice: This item has been noticed on public 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 1.00 acres, located at 10184 S Altavilla Dr. in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. The property owner signed a consent form to annex this property into Sandy City on March 9, 2026.

Background

Staff does have the consent from the property owner.

Sandy City borders the subject area to the west.

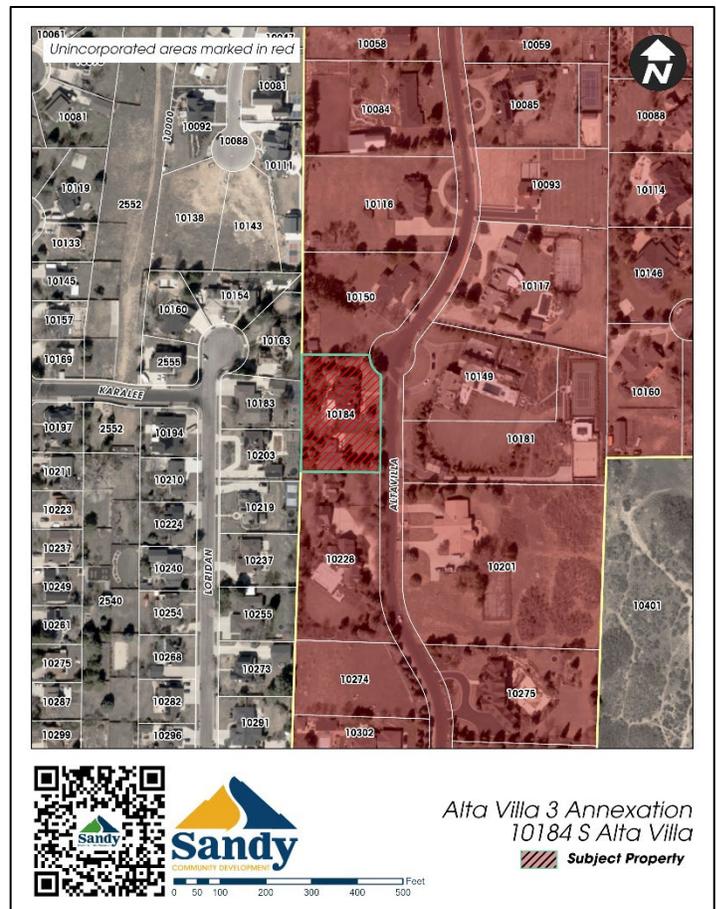
Public Notice and Outreach

The City Council approved Resolution 26-38C on March 10, 2026, which set a public hearing for April 14, 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).

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 zone. This parcel is one acre.



Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Altavilla 3 Annexation be approved and zoned R-1-40 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (west).
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** is appropriate for this property based upon current land uses within the area.

Planner:



Brian McCuiston
Asst. Community Development Director

Property Owner	Sidwell Number	Market Value (2025)	Acres
Sterling and Barbara Jones	2810476027	\$2,003,200	1.00

File Name: S:\USERS\PLN\STAFFRPT\2026\Altavilla 3 Annexation.DOCX



Altavilla 3 Annexation at 10184 S Altavilla Dr.

Sign installed 3/9/26



Staff Report

File #: ANX03092026-007165
(PC), Version: 1

Date: 3/19/2026

Agenda Item Title:

Altavilla 4 Annexation (R-1-40 Zone)
10274 and 10302 S Altavilla Dr.
[Community #21]

Presenter:

Brian McCuistion, Assistant Community Development Director

Description/Background:

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 2.01 acres, located at 10274 and 10302 S Altavilla Dr. in Salt Lake County, Utah. The subject property under consideration for annexation contains two parcels. The property owner signed a consent form to annex these properties into Sandy City on March 9, 2026.

The City Council approved Resolution 26-39C on March 10, 2026, which set a public hearing for April 14, 2026, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.

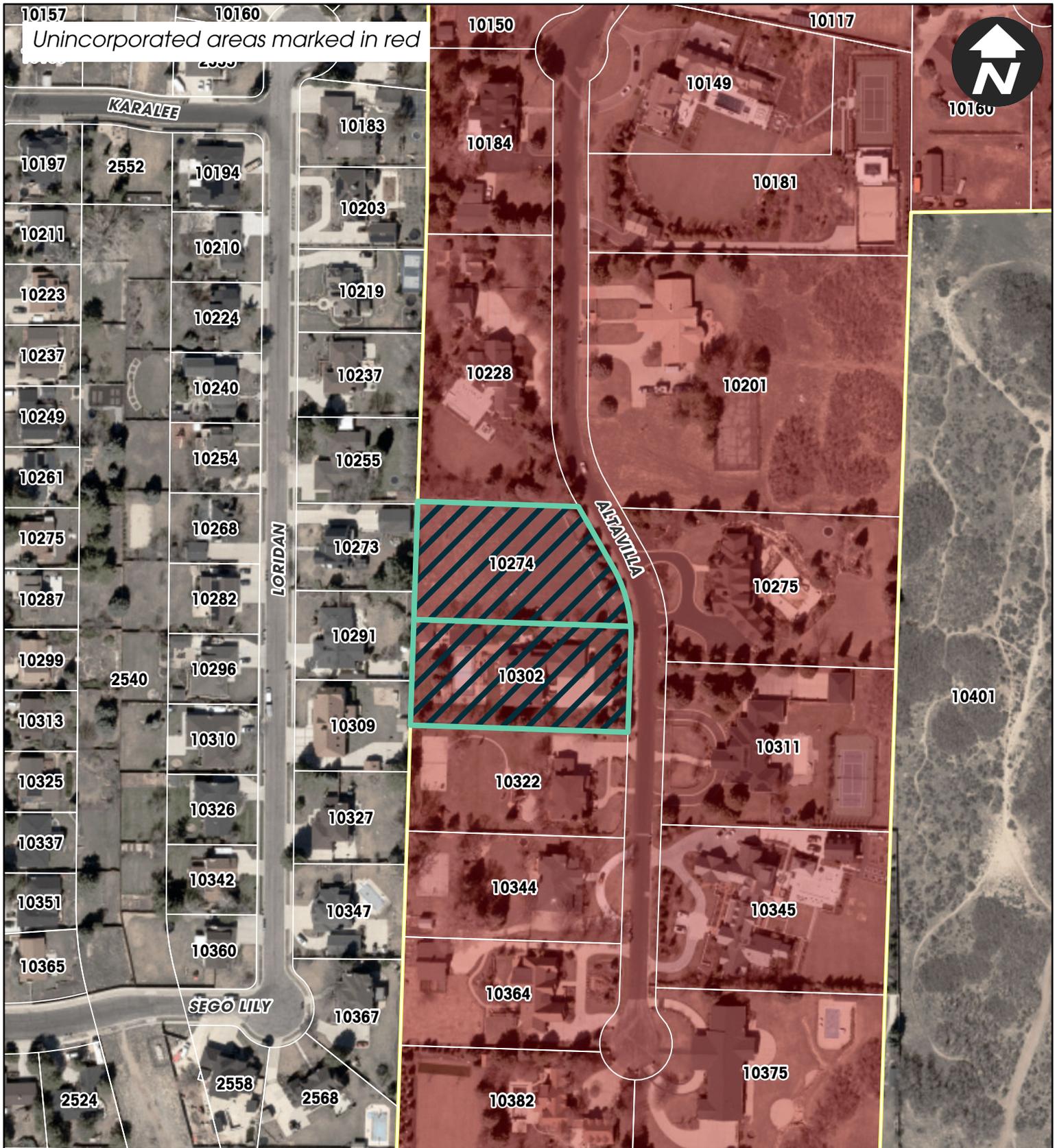
The existing Salt Lake County zoning district for this unincorporated property is R-1-43. The R-1-43 zone requires a minimum of 43,000 square feet of lot size for a single-family dwelling. Staff is proposing to annex the subject property into the City with the R-1-40 zone. These parcels are each over one acre.

See attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Altavilla 4 Annexation be approved and zoned R-1-40 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (west).
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** is appropriate for this property based upon current land uses within the area.



Alta Villa 4 Annexation
10274 S Alta Villa
10302 S Alta Villa

 **Subject Property**



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 4 Annexation (R-1-40 Zone)
10274 and 10302 S Altavilla Dr
[Community #21]

ANX03092026-007165

Approximately 2.01 Acres

Public Hearing Notice: This item has been noticed on public 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 2.01 acres, located at 10274 and 10302 S Altavilla Dr. in Salt Lake County, Utah. The subject property under consideration for annexation contains two parcels. The property owner signed a consent form to annex these properties into Sandy City on March 9, 2026.

Background

Staff does have the consent from the property owner.

Sandy City borders the subject area to the west.

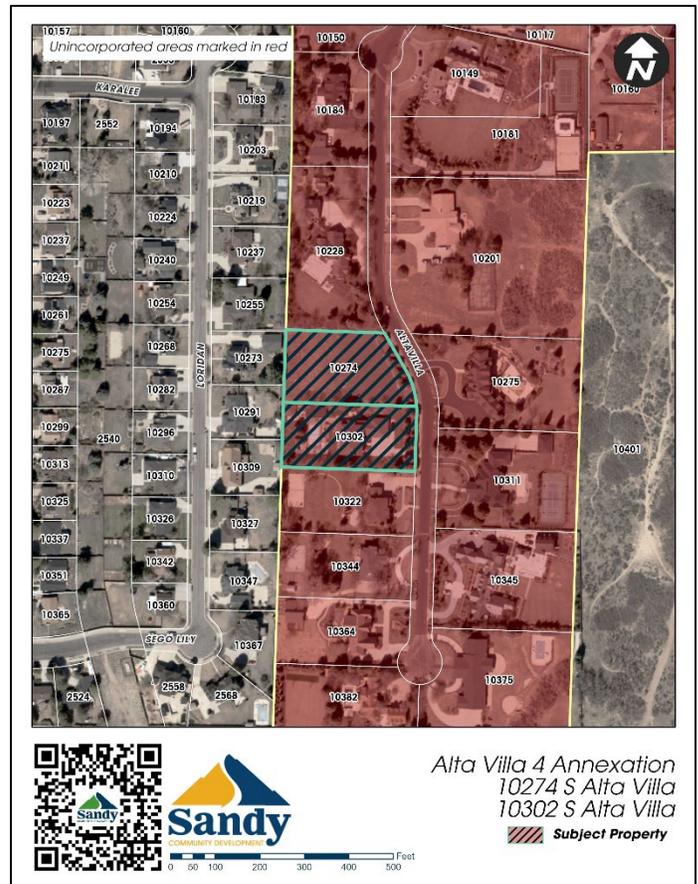
Public Notice and Outreach

The City Council approved Resolution 26-39C on March 10, 2026, which set a public hearing for April 14, 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).

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 zone. These parcels are each over one acre.

Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Altavilla 4 Annexation be approved and zoned R-1-40 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (west).
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** is appropriate for this property based upon current land uses within the area.

Planner:



Brian McCuiston
Asst. Community Development Director

Property Owner	Sidwell Number	Market Value (2025)	Acres
Doug Smith	2815227021	\$559,700	1.00
Doug & Amy Smith	2815227022	\$2,275,290	1.01

File Name: S:\USERS\PLN\STAFFRPT\2026/Altavilla 4 Annexation.DOCX



Altavilla 4 Annexation at 10274 and 10302 S Altavilla Dr

Sign installed 3/9/26



Staff Report

File #: ANX02262026-007137
(PC), Version: 1

Date: 3/19/2026

Agenda Item Title:

S Miller Annexation (R-1-40 Zone)
10345 S Altavilla Dr.
[Community #21]

Presenter:

Brian McCuistion, Assistant Community Development Director

Description/Background:

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 1.63 acres, located at 10345 S Altavilla Dr. in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. The property owner signed a water letter consenting to annex this property into Sandy City on August 12, 2016, in exchange for Sandy City providing water to this property.

The City Council approved Resolution 26-25C 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.

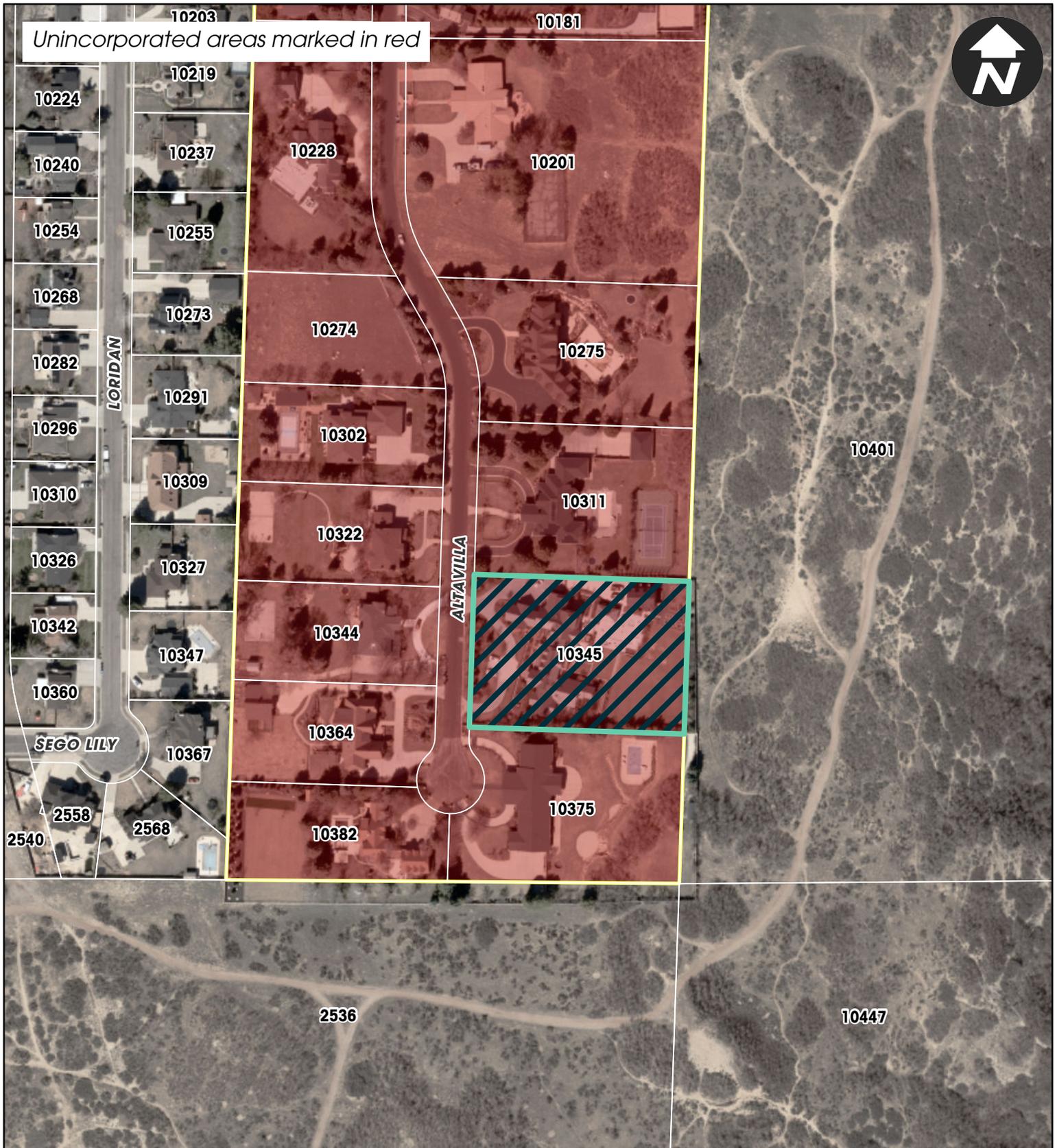
The existing Salt Lake County zoning district for this unincorporated property is R-1-43. The R-1-43 zone requires a minimum of 43,000 square feet of lot size for a single-family dwelling. Staff is proposing to annex the subject property into the City with the R-1-40 zone. This parcel is a little over one and a half acres.

See attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

It is recommended that the Planning Commission send a positive recommendation to the City Council that the S Miller Annexation be approved and zoned R-1-40 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** 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.



S Miller Annexation
10345 S Alta Villa

 **Subject Property**



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: S Miller Annexation (R-1-40 Zone)
10345 S Altavilla Dr
[Community #21]

ANX02262026-007137

Approximately 1.63 Acres

Public Hearing Notice: This item has been noticed on public 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 1.63 acres, located at 10345 S Altavilla Dr. in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. The property owner signed a water letter consenting to annex this property into Sandy City on August 12, 2016, in exchange for Sandy City providing water to this property.

Background

Staff does have the water letter/consent from the property owner.

Sandy City borders the subject area to the east.

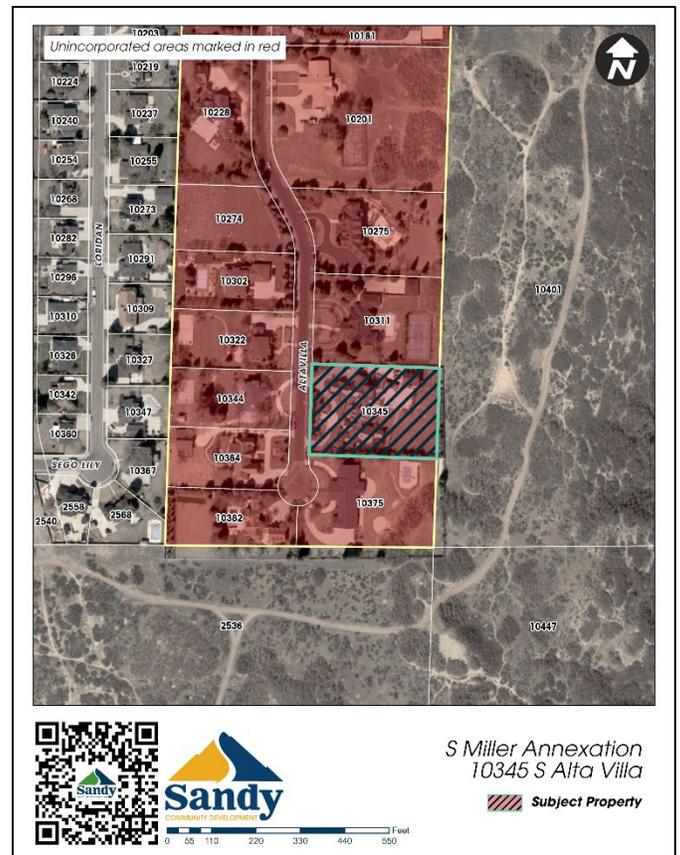
Public Notice and Outreach

The City Council approved Resolution 26-25C 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:

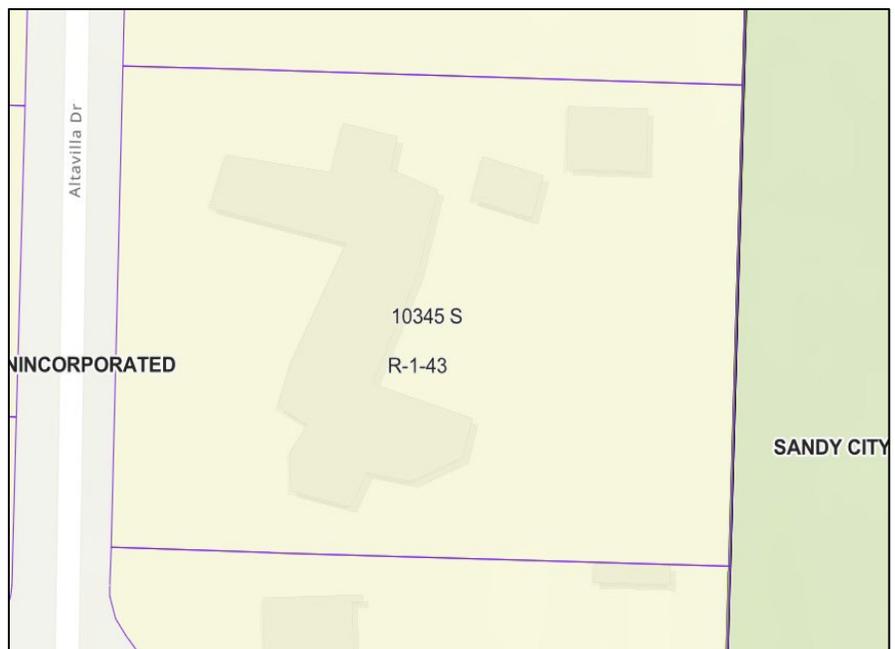
- This area is identified as one of the expansion areas shown in figure 7.2.1 (Section 7 – Targeted Growth Plan – Annexation Policy Plan, page T78).
- Annexation Policy Plan: Goal – Annexation of unincorporated areas into Sandy City will comply with the provisions of State Statute and the City’s Annexation 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 zone. This parcel is a little over one and a half acres.

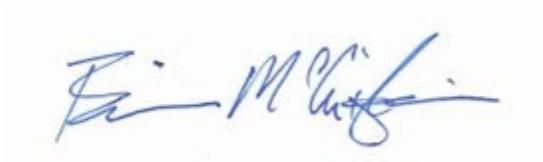


Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the S Miller Annexation be approved and zoned R-1-40 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** 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
North Star Holdings LLC	2815229004	\$6,784,890	1.63

File Name: S:\USERS\PLN\STAFFRPT\2026/S Miller Annexation.DOCX



S Miller 10345 S Altavilla Dr

Sign installed 3/5/26



Staff Report

File #: ANX02262026-007138
(PC), Version: 1

Date: 3/19/2026

Agenda Item Title:

Fricks Annexation (R-1-40 Zone)
10364 S Altavilla Dr.
[Community #21]

Presenter:

Brian McCuistion, Assistant Community Development Director

Description/Background:

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 1.01 acres, located at 10364 S Altavilla Dr. in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. The property owner signed a water letter consenting to annex this property into Sandy City on June 10, 2013, in exchange for Sandy City providing water to this property.

The City Council approved Resolution 26-26C 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.

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. Staff is proposing to annex the subject property into the City with the R-1-40 zone. This parcel is a little over one acre.

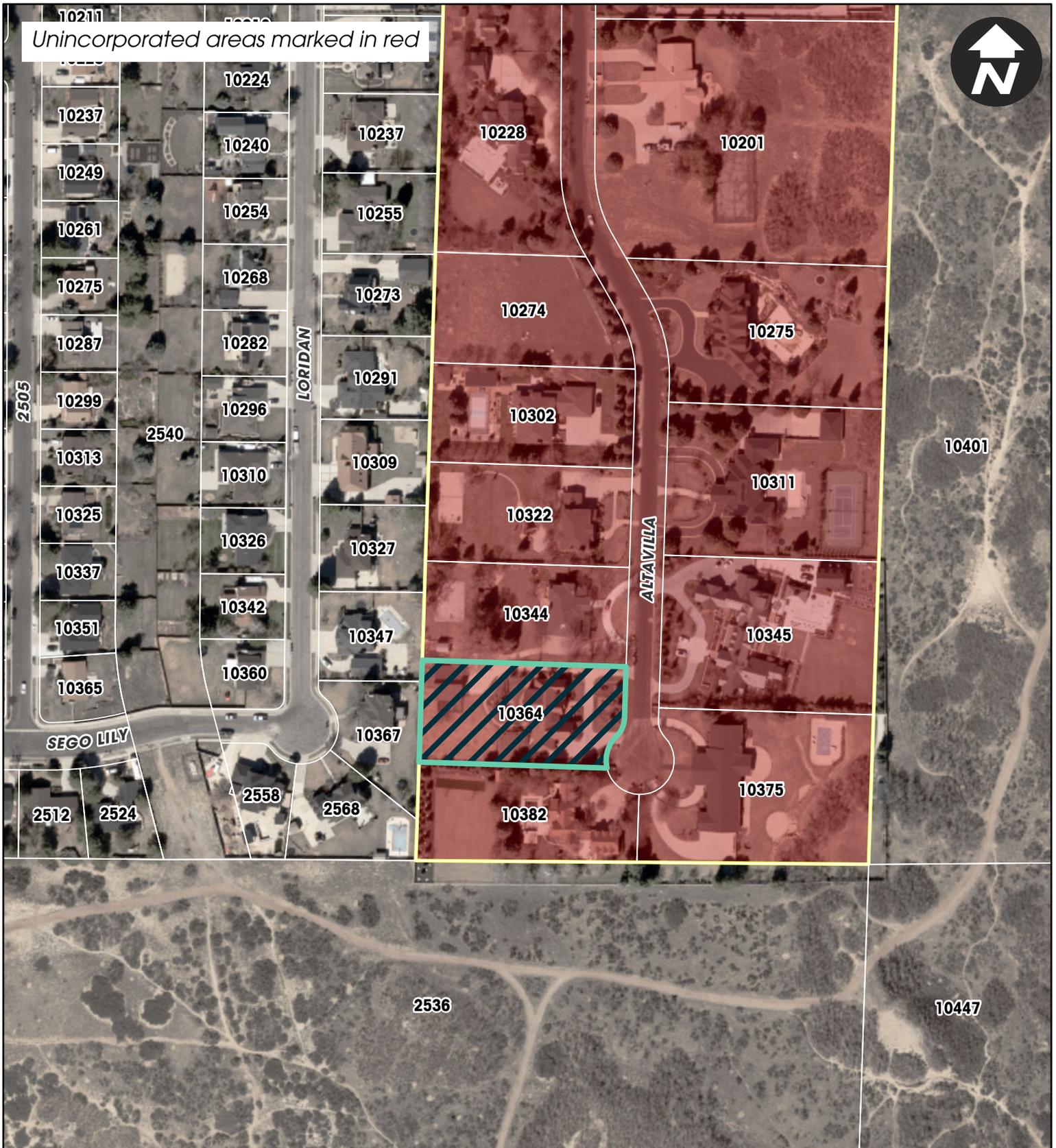
See attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Fricks Annexation be approved and zoned R-1-40 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (west).
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** 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.

Unincorporated areas marked in red



Fricks Annexation
10364 S Alta Villa

 Subject Property



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: Fricks Annexation (R-1-40 Zone)
10364 S Altavilla Dr
[Community #21]

ANX02262026-007138

Approximately 1.01 Acres

Public Hearing Notice: This item has been noticed on public 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 1.01 acres, located at 10364 S Altavilla Dr. in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. The property owner signed a water letter consenting to annex this property into Sandy City on June 10, 2013, in exchange for Sandy City providing water to this property.

Background

Staff does have the water letter/consent from the property owner.

Sandy City borders the subject area to the west.

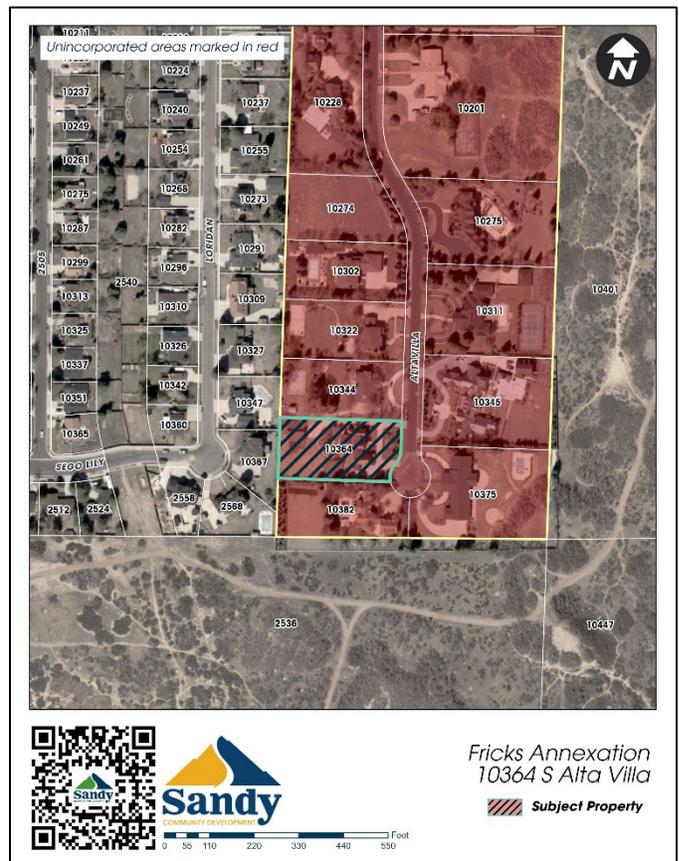
Public Notice and Outreach

The City Council approved Resolution 26-26C 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).
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

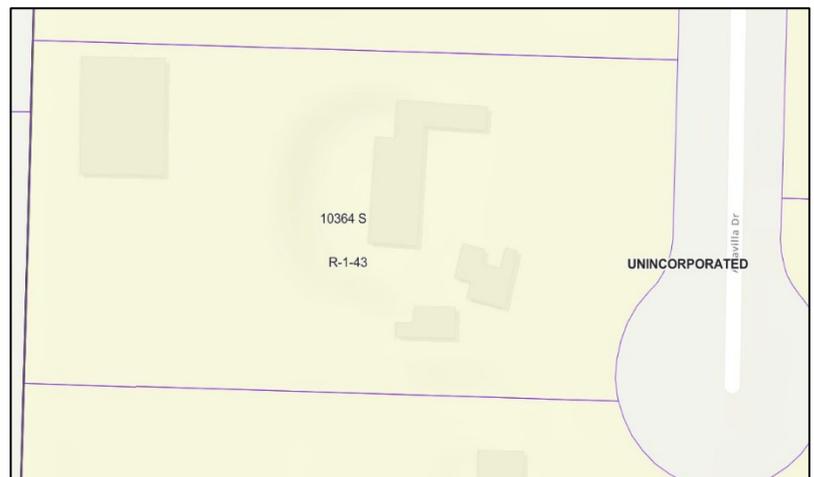
Portions of the Sandy City General Plan which relate to this application are as follows:

- 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 zone. This parcel is a little over one acre.

Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Fricks Annexation be approved and zoned R-1-40 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (west).
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** 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
Charles R Fricks Living Trust	2815227025	\$2,383,890	1.01

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



Fricks – 10364 S Altavilla Dr

Sign installed 3/5/26



Staff Report

File #: ANX02262026-007132
(PC), Version: 1

Date: 3/19/2026

Agenda Item Title:

Brown Annexation (R-1-15 Zone)
3149 E 9800 S
[Community #30]

Presenter:

Brian McCuiston, Assistant Community Development Director

Description/Background:

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 1.02 acres, located at 3149 E 9800 S in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. A former property owner signed a water letter consenting to annex into Sandy City on June 7, 2004, in exchange for Sandy City providing water to this property.

The City Council approved Resolution 26-20C 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.

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. Staff is proposing to annex the subject property into the City with the R-1-15 zone. This parcel is a little over one acre.

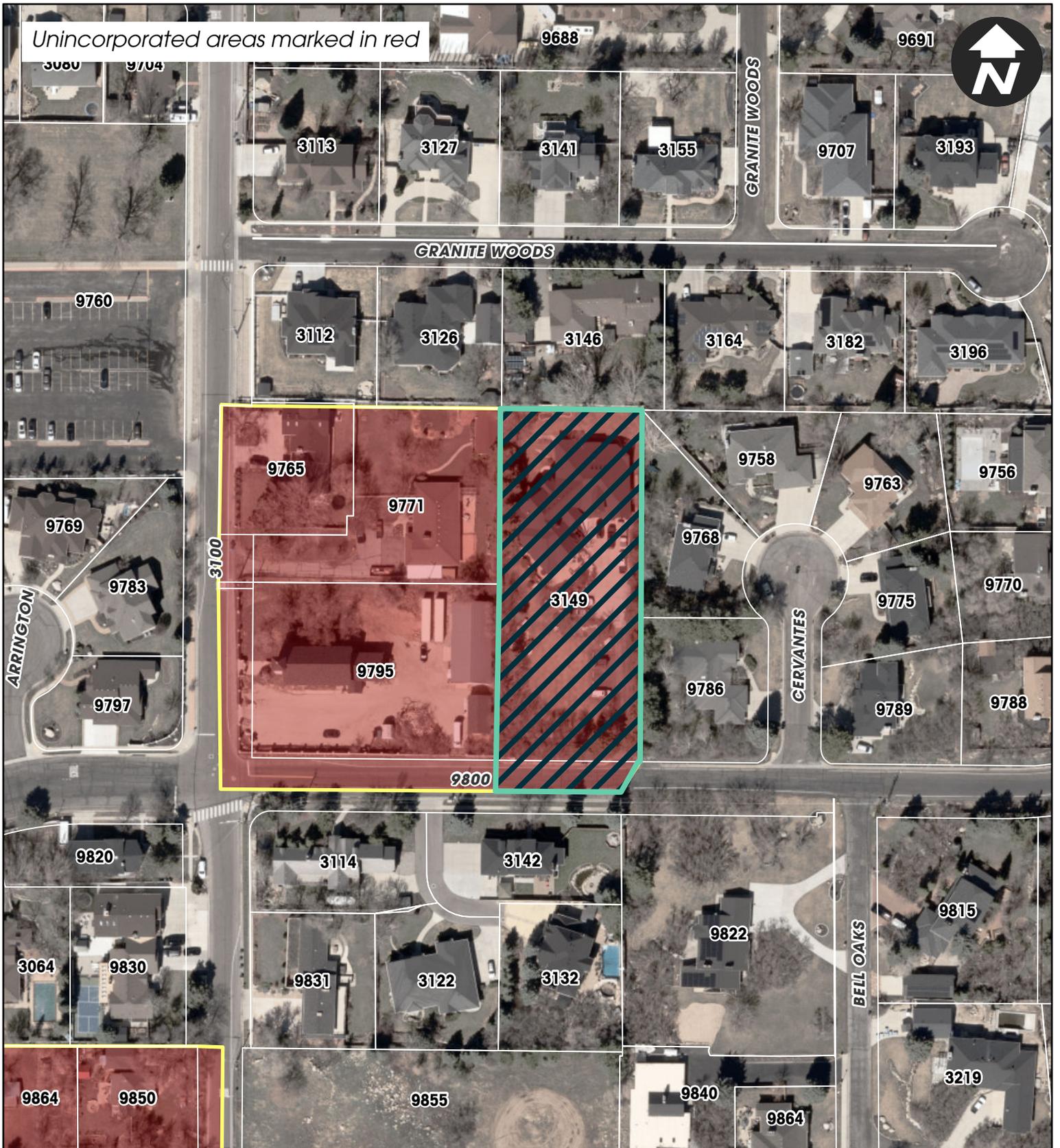
Please see attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

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

1. The area is **contiguous** to the Sandy City boundary (north, east and south 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-1-15** 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.

Unincorporated areas marked in red



Brown Annexation
3149 E 9800 S

 Subject Property



Brown – 3149 E 9800 S

Sign installed on 3/5/26



SANDY CITY COMMUNITY DEVELOPMENT

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: Brown Annexation (R-1-15 Zone)
3149 E 9800 S
[Community #30]

ANX02262026-007132

Approximately 1.02 Acres

Public Hearing Notice: This item has been noticed on public 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 1.02 acres, located at 3149 E 9800 S in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. A former property owner signed a water letter consenting to annex into Sandy City on June 7, 2004, in exchange for Sandy City providing water to this property.

Background

Staff does have the water letter/consent for this property.

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

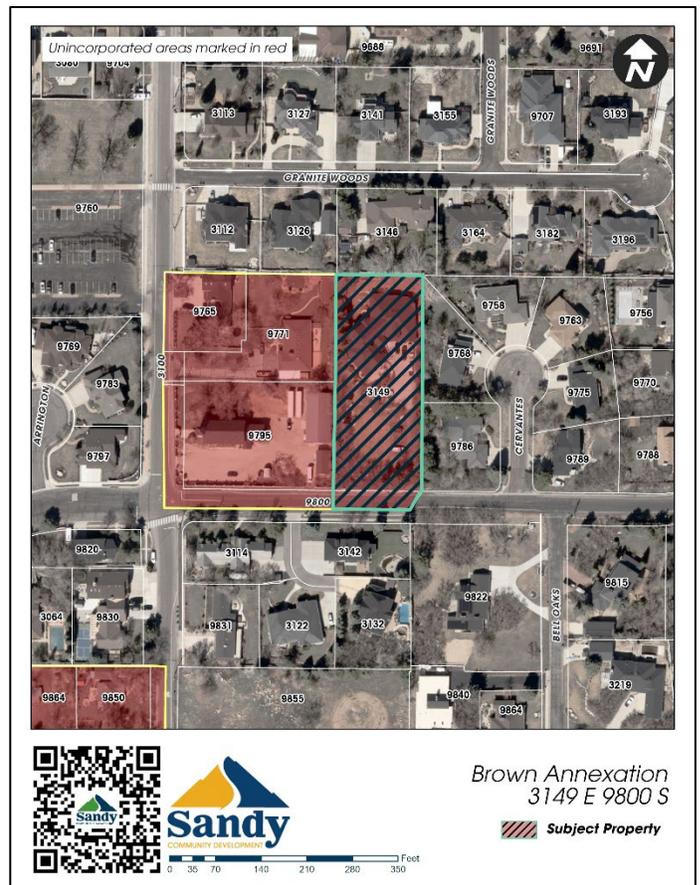
Public Notice and Outreach

The City Council approved Resolution 26-20C 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.



Brown Annexation
3149 E 9800 S

Subject Property

2. The area is contiguous to the Sandy City boundary (north, east and south sides).
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:

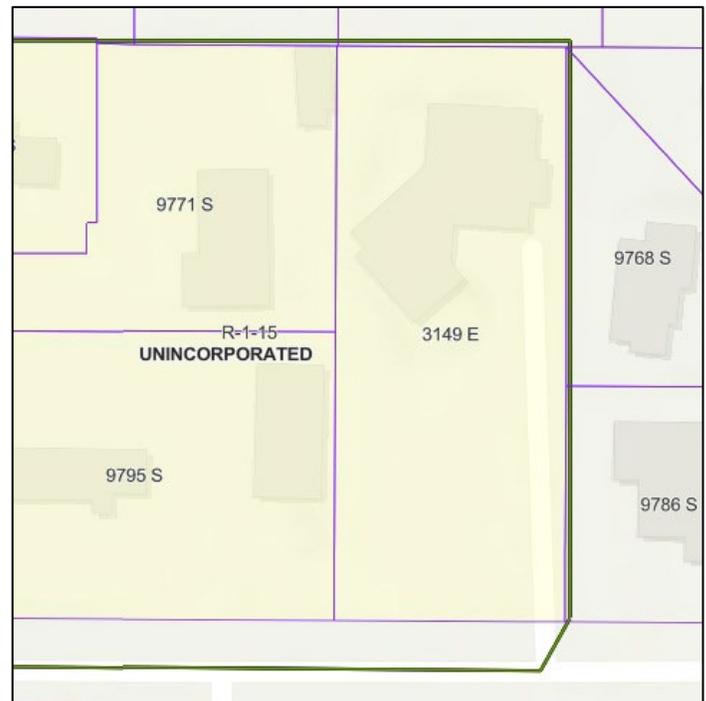
- This area is identified as one of the expansion areas shown in figure 7.2.1 (Section 7 – Targeted Growth Plan – Annexation Policy Plan, page T78).
- Annexation Policy Plan: Goal – Annexation of unincorporated areas into Sandy City will comply with the provisions of State Statute and the City’s Annexation 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. This parcel is a little over one acre.



Recommendation

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

1. The area is **contiguous** to the Sandy City boundary (north, east and south 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-1-15** 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
Bradley and Miri Mertz	2811251080	\$3,686,090	1.02

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



Staff Report

File #: ANX02262026-007143
(PC), Version: 1

Date: 3/19/2026

Agenda Item Title:

LCR 1 Annexation (R-1-20 and R-1-20A Zone)
3249, 3251, and 3269 E Little Cottonwood Road
[Community #30]

Presenter:

Brian McCuistion, Assistant Community Development Director

Description/Background:

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 2.93 acres, located at 3249, 3251 and 3269 E Little Cottonwood Road in Salt Lake County, Utah. The subject property under consideration for annexation contains three parcels. The owner of 3269 E Little Cottonwood Road signed a water letter agreement consenting to annex this property into Sandy City on April 10, 2018. The owner of 3249 E signed a consent on November 4, 2011. A previous owner of 3251 signed a consent to annex on May 6, 1988. All of these were signed in exchange for Sandy City providing water to these properties.

The City Council approved Resolution 26-31C 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.

The existing Salt Lake County zoning district for this unincorporated property is R-1-21. The R-1-21 zone requires a minimum of 21,000 square feet of lot size for a single-family dwelling. Staff is proposing to annex the subject property into the City with the R-1-20 and R-1-20A zone. Each parcel is over 20,000 square feet and there are three large farm animals on 3251 E Little Cottonwood Road (R-1-20A Zone).

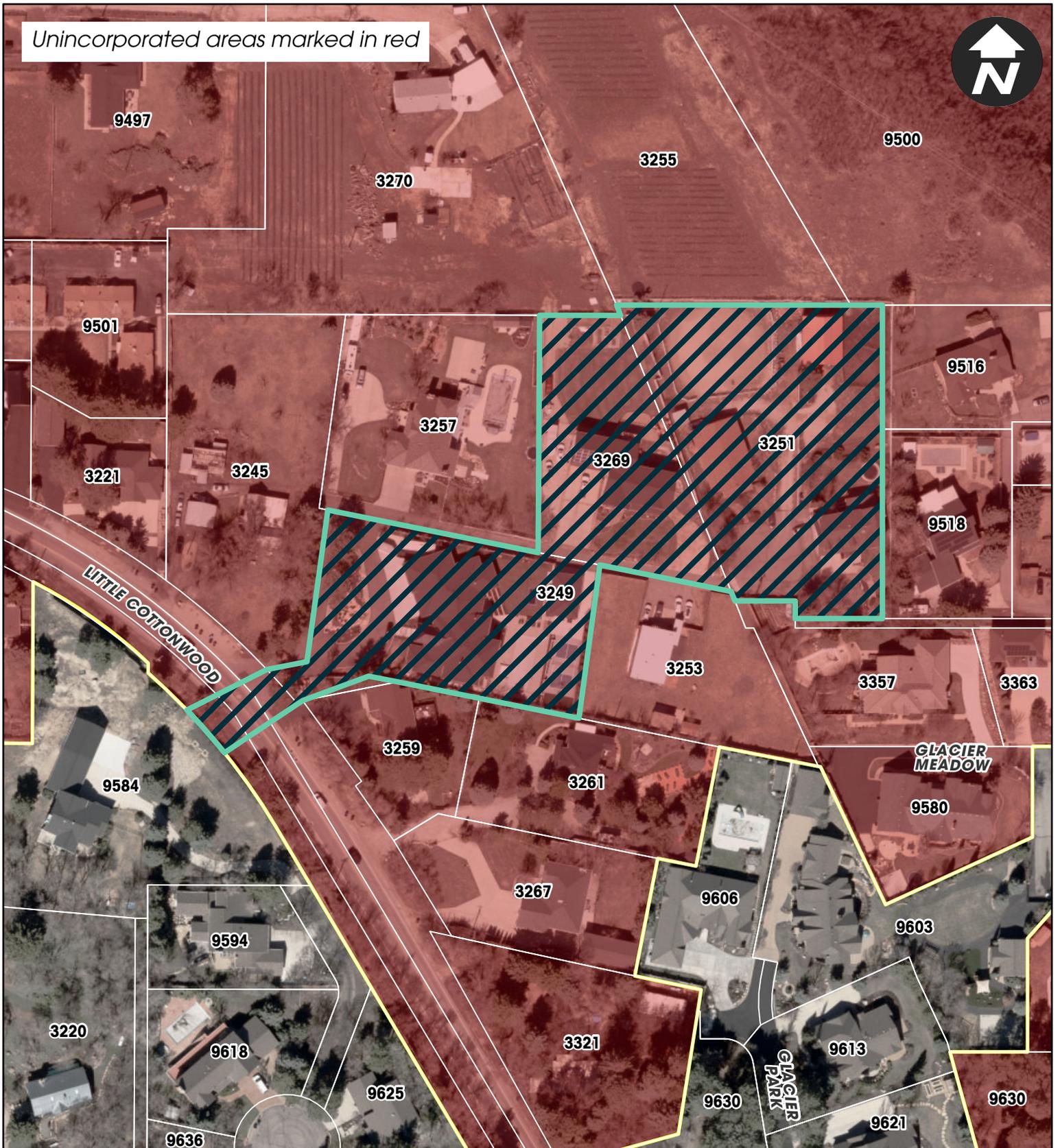
See attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

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

1. The area is **contiguous** to the Sandy City boundary (west).
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-1-20 and R-1-20A** 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.

Unincorporated areas marked in red



Little Cottonwood Rd Annexation 3269, 3251, and 3249 E Little Cottonwood Rd



Subject Property





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: LCR 1 Annexation (R-1-20 and R-1-20A Zone)
3249, 3251 and 3269 E Little Cottonwood Road
[Community #30]

ANX02262026-007143

Approximately 2.93 Acres

Public Hearing Notice: This item has been noticed on public 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 2.93 acres, located at 3249, 3251 and 3269 E Little Cottonwood Road in Salt Lake County, Utah. The subject property under consideration for annexation contains three parcels. The owner of 3269 E Little Cottonwood Road signed a water letter agreement consenting to annex this property into Sandy City on April 10, 2018. The owner of 3249 E signed a consent on November 4, 2011. A previous owner of 3251 signed a consent to annex on May 6, 1988. All of these were signed in exchange for Sandy City providing water to these properties.

Background

Staff does have the water letter/consents.

Sandy City borders the subject area to the west.

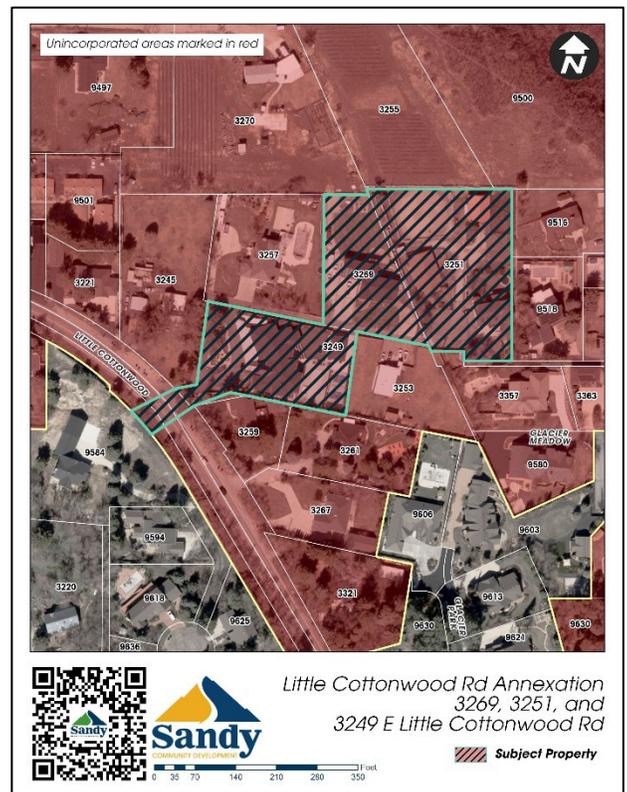
Public Notice and Outreach

The City Council approved Resolution 26-31C 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).
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

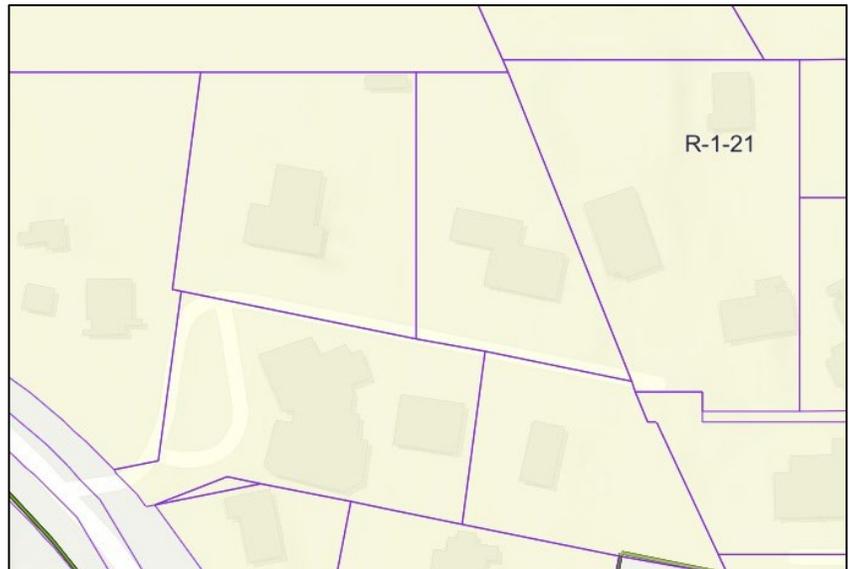
Portions of the Sandy City General Plan which relate to this application are as follows:

- 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-1-21. The R-1-21 zone requires a minimum of 21,000 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-1-20 and R-1-20A zone. Each parcel is over 20,000 square feet and there are three large farm animals on 3251 E Little Cottonwood Road (R-1-20A Zone).

Recommendation

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

1. The area is **contiguous** to the Sandy City boundary (west).
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-1-20 and R-1-20A** 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
Kevin and Kimberly Kehl	2811202059	\$3,292,200	.91
Troy and Wonsoon Bate	2811202055	\$1,781,900	0.70
Tara Gladden Saucedo	2811227033	\$1,540,390	1.27

File Name: S:\USERS\PLN\STAFFRPT\2026\LCR 1 Annexation.DOCX



LCR 1 (3249, 3251 and 3269 E Little Cottonwood Road)

Sign installed 3/5/26



Staff Report

File #: ANX02262026-007134
(PC), Version: 1

Date: 3/19/2026

Agenda Item Title:

MSMR Annexation (R-1-20 Zone)
9682 S Oakwood Lane
[Community #30]

Presenter:

Brian McCuistion, Assistant Community Development Director

Description/Background:

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 1.09 acres, located at 9682 S Oakwood Lane in Salt Lake County, Utah. The subject property under consideration for annexation contains two parcels. A former property owner signed a water letter consenting to annex into Sandy City on October 20, 2004, in exchange for Sandy City providing water to this property. The parcel with the address of 9680 S does not have a consent but it is owned by the same owner.

The City Council approved Resolution 26-22C 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.

The existing Salt Lake County zoning district for this unincorporated property is R-1-21. The R-1-21 zone requires a minimum of 21,000 square feet of lot size for a single-family dwelling. Staff is proposing to annex the subject property into the City with the R-1-20 zone. Together, these parcels are approximately 37,461 square feet.

Please see attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

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

1. The area is **contiguous** to the Sandy City boundary (west).
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-1-20** 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.



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: MSMR Annexation (R-1-20 Zone)
9682 S Oakwood Lane
[Community #30]

ANX02262026-007134

Approximately 1.09 Acres

Public Hearing Notice: This item has been noticed on public 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 1.09 acres, located at 9682 S Oakwood Lane in Salt Lake County, Utah. The subject property under consideration for annexation contains two parcels. A former property owner signed a water letter consenting to annex into Sandy City on October 20, 2004, in exchange for Sandy City providing water to this property. The parcel with the address of 9680 S does not have a consent but is owned by the same owner.

Background

Staff does have the water letter/consent from the property owner.

Sandy City borders the subject area to the west.

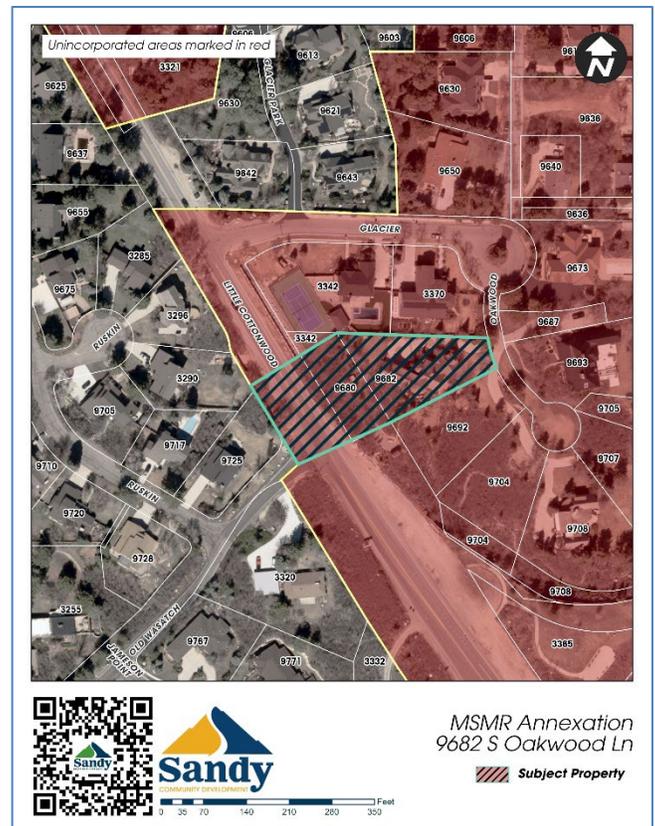
Public Notice and Outreach

The City Council approved Resolution 26-22C 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.



MSMR Annexation
9682 S Oakwood Ln
Subject Property

2. The area is contiguous to the Sandy City boundary (west).
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:

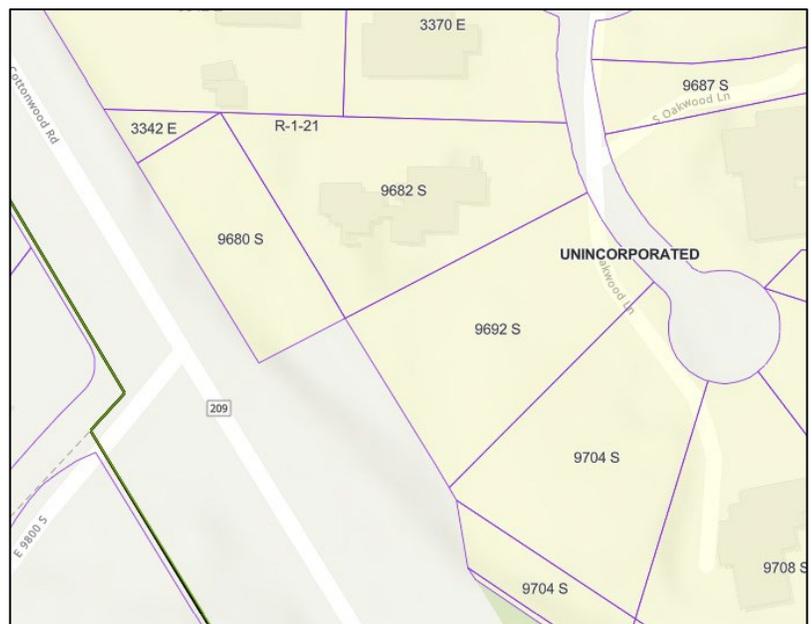
- This area is identified as one of the expansion areas shown in figure 7.2.1 (Section 7 – Targeted Growth Plan – Annexation Policy Plan, page T78).
- Annexation Policy Plan: Goal – Annexation of unincorporated areas into Sandy City will comply with the provisions of State Statute and the City’s Annexation 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-1-21. The R-1-21 zone requires a minimum of 21,000 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-1-20 zone. Together, these parcels are approximately 37,461 square feet.



Recommendation

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

1. The area is **contiguous** to the Sandy City boundary (west).
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-1-20** 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
MSMR LLC	2811277043	\$1,950,700	0.59
RW&MMS TR	2811277050	\$109,200	0.27

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



MSMR 9682 S Oakwood Cove Lane

Sign installed 3/5/26



Staff Report

File #: ANX02262026-007126
(PC), Version: 1

Date: 3/19/2026

Agenda Item Title:

LaCaille Annexation (R-1-40 and CC Zone)
9565 S Wasatch Blvd
[Community #30]

Presenter:

Brian McCuistion, Assistant Community Development Director

Description/Background:

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 10.63 acres, located at 9565 S Wasatch Blvd in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. The property owner signed a consent to annex into Sandy City on November 17, 2021, in exchange for Sandy City providing water to this property.

The City Council approved Resolution 26-16C 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.

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. Staff is proposing to annex the subject property into the City with the R-1-40 and CC zones. This parcel is a little over 10 acres. The property currently has a restaurant with associated alcohol licenses and an event center. There is also a cabin that is used for lodging on this parcel as well.

Please see attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

It is recommended that the Planning Commission send a positive recommendation to the City Council that the LaCaille 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 (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** 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.



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: LaCaille Annexation (R-1-40 and CC Zone)
9565 S Wasatch Blvd
[Community #30]

ANX02262026-007126

Approximately 10.63 Acres

Public Hearing Notice: This item has been noticed on public 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 10.63 acres, located at 9565 S Wasatch Blvd in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. The property owner signed a consent to annex into Sandy City on November 17, 2021, in exchange for Sandy City providing water to this property.

Background

Staff does have the consent from the property owner.

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

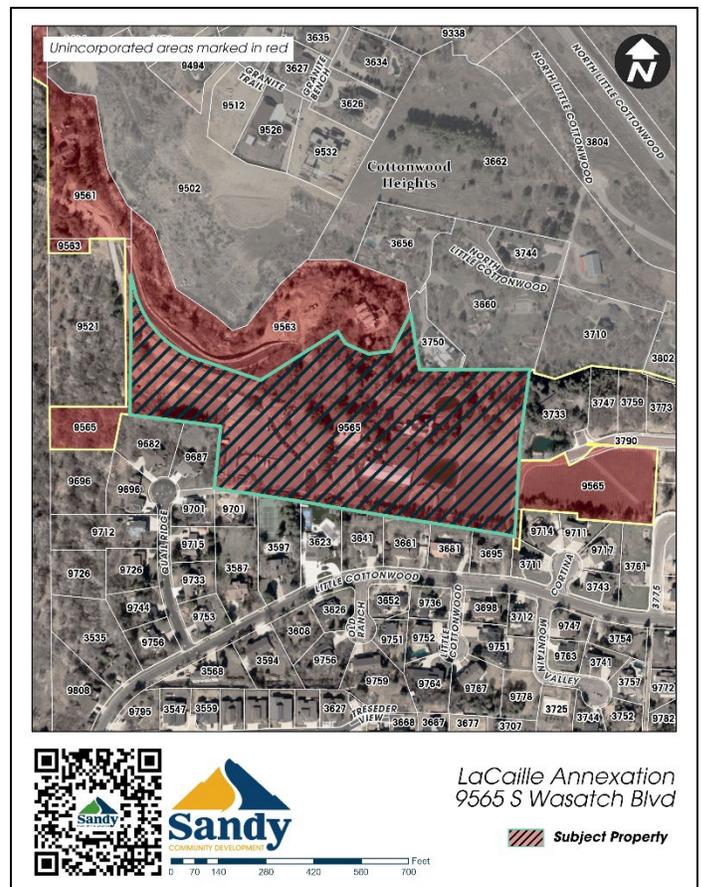
Public Notice and Outreach

The City Council approved Resolution 26-16C 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



(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

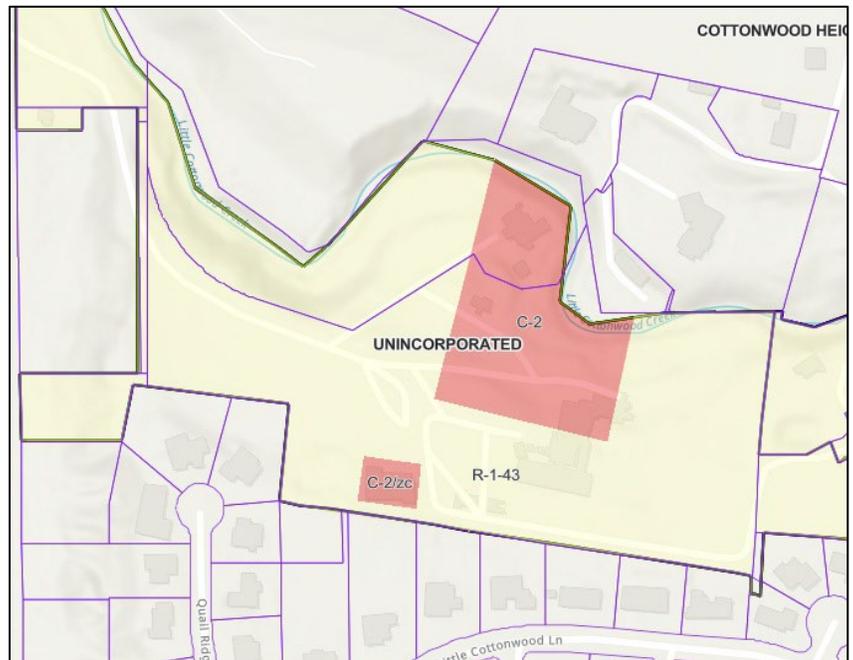
Portions of the Sandy City General Plan which relate to this application are as follows:

- 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. This parcel is a little over 10 acres. The property currently has a restaurant with associated alcohol licenses and an event center. There is also a cabin that is used for lodging on this parcel as well.

Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the LaCaille 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 (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** 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
Holladay 2550 LLC	2812151-039	\$10,065,890	10.63

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



LaCaille 9565 S Wasatch Blvd

Sign installed 3/5/26



Staff Report

File #: ANX02262026-007145
(PC), Version: 1

Date: 3/19/2026

Agenda Item Title:

Alta Approach Annexation (R-1-15 Zone)
3855, 3863 and 3877 E Alta Approach Road
[Community #30]

Presenter:

Brian McCuistion, Assistant Community Development Director

Description/Background:

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 2.89 acres, located at 3855, 3863 and 3877 E Alta Approach Road, in Salt Lake County, Utah. The subject property under consideration for annexation contains three parcels. All of the agreements were signed by previous owners. 3855 E Alta Approach Rd was signed on October 1, 2004. 3863 E Alta Approach Rd was signed on December 2, 2004. 3877 E Alta Approach Rd was signed on May 5, 2015. These agreements were signed on the water letter agreement consenting to annex the property into Sandy City in exchange for providing water to these properties.

The City Council approved Resolution 26-33C 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.

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. Staff is proposing to annex the subject property into the City with the R-1-15 zone. All three parcels are over one-half acre.

See attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

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

1. The area is **contiguous** to the Sandy City boundary (west).
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.



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: Alta Approach Annexation (R-1-15 Zone)
3855, 3863 and 3877 E Alta Approach Road
[Community #30]

ANX02262026-007145

Approximately 2.89 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 2.89 acres, located at 3855, 3863 and 3877 E Alta Approach Road, in Salt Lake County, Utah. The subject property under consideration for annexation contains three parcels. All of the agreements were signed by previous owners. 3855 E Alta Approach Rd was signed on October 1, 2004. 3863 E Alta Approach Rd was signed on December 2, 2004. 3877 E Alta Approach Rd was signed on May 5, 2015. These agreements were signed on the water letter agreement consenting to annex the property into Sandy City in exchange for providing water to these properties.

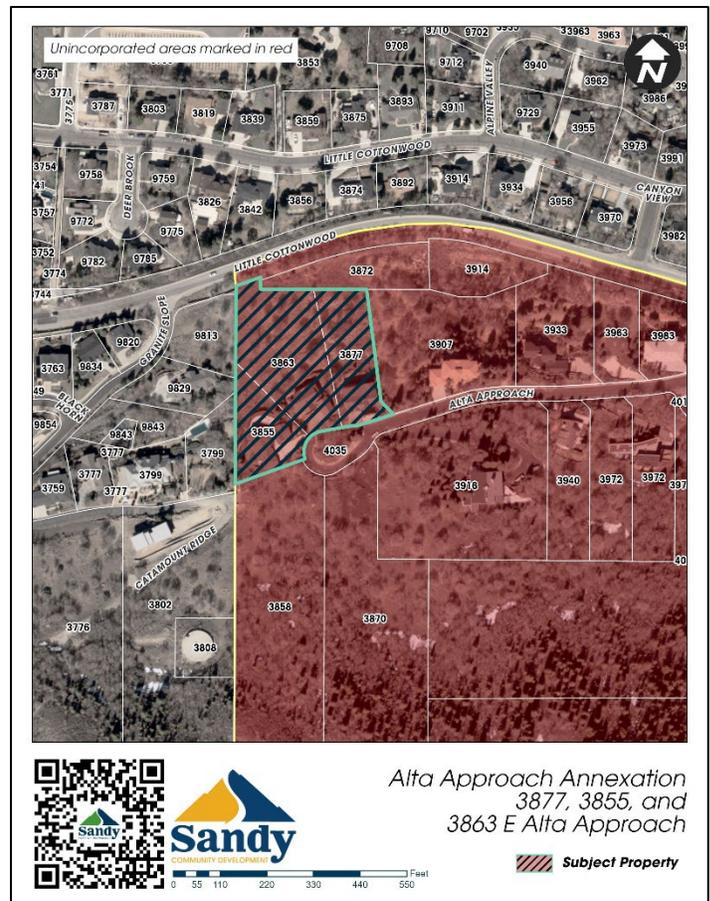
Background

Staff does have the water letter/consents.

Sandy City borders the subject area to the west.

Public Notice and Outreach

The City Council approved Resolution 26-33C 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).
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. All three parcels are over one-half acre.



Recommendation

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

1. The area is **contiguous** to the Sandy City boundary (west).
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
Moller Family Trust	2812328004	\$2,330,700	0.66
Paul Lin; Lynn Reilly	2812328001	\$2,037,890	1.40
Dahl Thompson	2812328002	\$2,742,600	0.83

File Name: S:\USERS\PLN\STAFFRPT\2026\Alta Approach Annexation.DOCX



Alta Approach 3855, 3863 and 3877 E Alta Approach Rd

Sign installed 3/5/26



Staff Report

File #: ANX02262026-007144
(PC), Version: 1

Date: 3/19/2026

Agenda Item Title:

LCR 2 Annexation (R-1-15 Zone)

4118, 4124, 4246 E Little Cottonwood Road, 4010 E Alta Approach and the Alta Approach Condominiums (4061 E- 4115 E Quarry Dr.)
[Community #30]

Presenter:

Brian McCuiston, Assistant Community Development Director

Description/Background:

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 13.12 acres, located at 4118, 4124, 4246 E Little Cottonwood Road, 4010 E Alta Approach and the Alta Approach Condominiums (4061 E- 4115 E Quarry Dr.) in Salt Lake County, Utah. The subject property under consideration for annexation contains 16 parcels. A previous owner of 4118 E Little Cottonwood Road signed a consent on July 6, 2015. The owner of 4124 E Little Cottonwood Road signed a consent on August 25, 2025. A former owner of 4010 E Alta Approach Road signed a consent on April 27, 2015. The owner of 4246 E Little Cottonwood Road signed a consent on July 20, 2017. The developer of the condominiums signed an annexation agreement on May 17, 1982. The owners of these lots and/or developments signed a water letter agreement consenting to annex the property in exchange for Sandy City providing water to these properties.

The City Council approved Resolution 26-32C 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.

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. Staff is proposing to annex the subject property into the City with the R-1-15 zone. The single family dwelling lots are each over 15,000 square feet. The condominiums will be considered legal non-conforming lots.

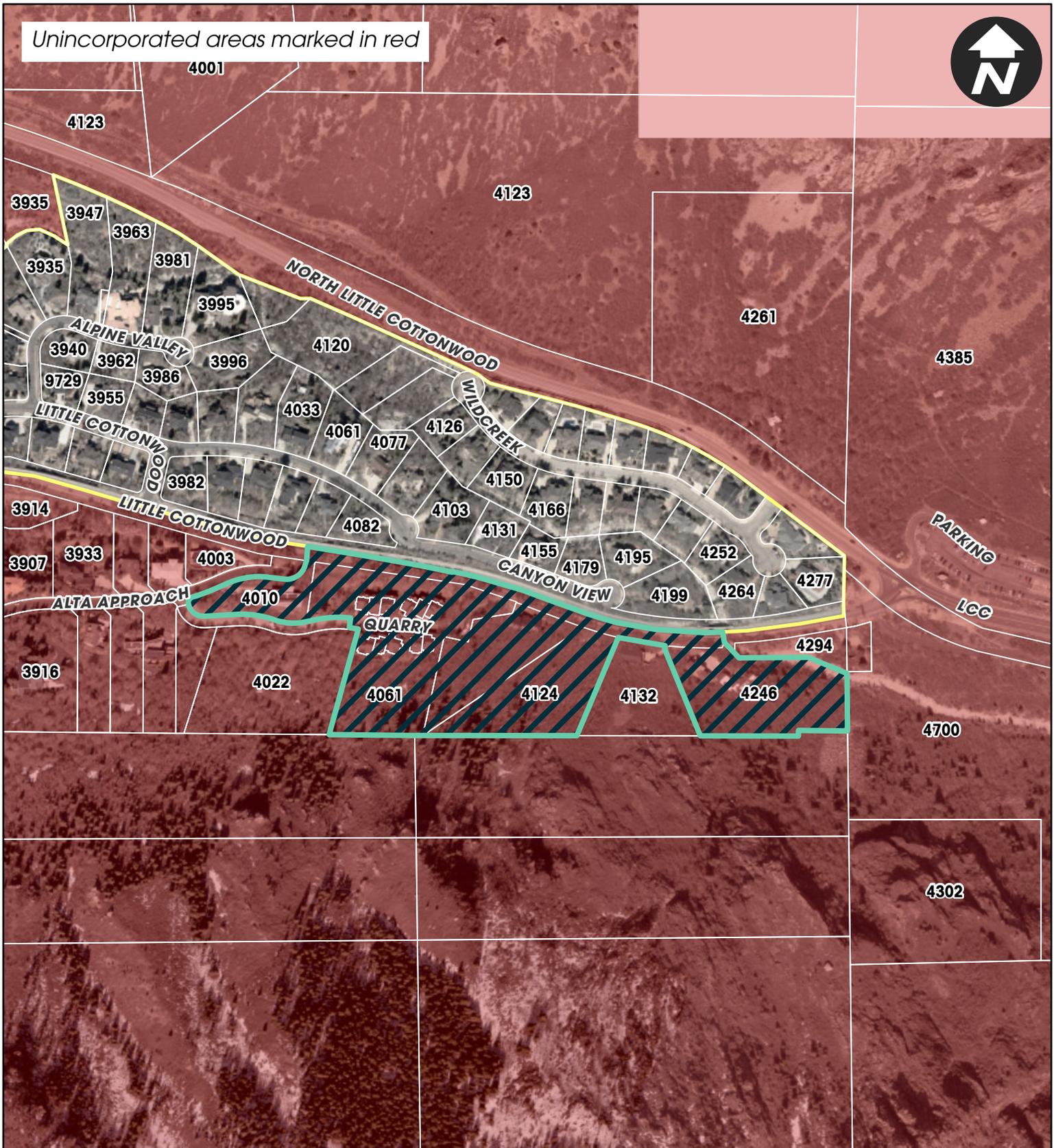
See attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

It is recommended that the Planning Commission send a positive recommendation to the City Council that the LCR 2 Annexation be approved and zoned R-1-15 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (north).
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.

Unincorporated areas marked in red



Little Cottonwood Road 2 LCR 2 Annexation



Subject Property



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: LCR 2 Annexation (R-1-15 Zone)
4118, 4124, 4246 E Little Cottonwood Rd., 4010 E Alta Approach,
Alta Approach Condominiums (4061 E- 4115 E Quarry Dr.)
[Community #30]

ANX02262026-007144

Approximately 13.12 Acres

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

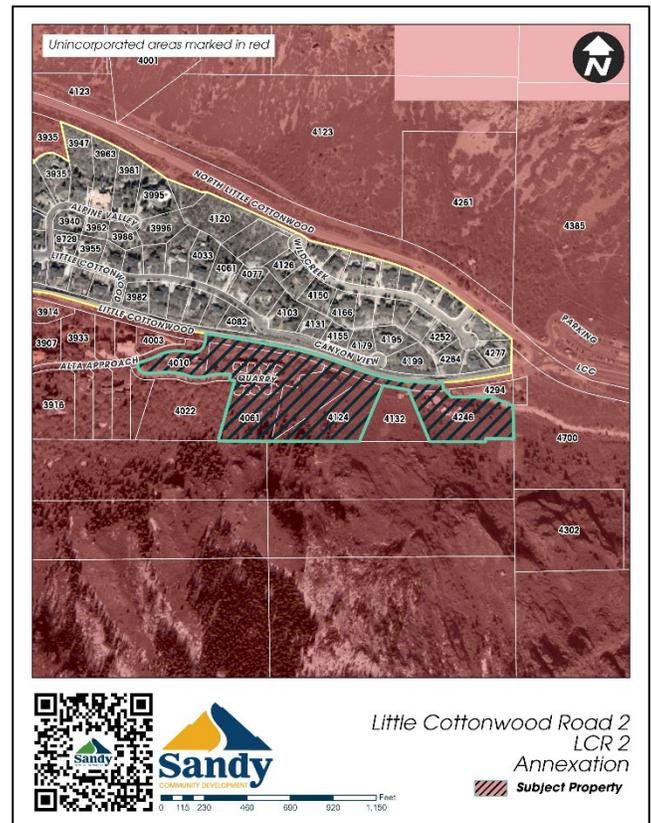
Request

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 13.12 acres, located at 4118, 4124, 4246 E Little Cottonwood Road, 4010 E Alta Approach and the Alta Approach Condominiums (4061 E- 4115 E Quarry Dr.) in Salt Lake County, Utah. The subject property under consideration for annexation contains 16 parcels. A previous owner of 4118 E Little Cottonwood Road signed a consent on July 6, 2015. The owner of 4124 E Little Cottonwood Road signed a consent on August 25, 2025. A former owner of 4010 E Alta Approach Road signed a consent on April 27, 2015. The owner of 4246 E Little Cottonwood Road signed a consent on July 20, 2017. The developer of the condominiums signed an annexation agreement on May 17, 1982. The owners of these lots and/or developments signed a water letter agreement consenting to annex the property in exchange for Sandy City providing water to these properties.

Background

Staff does have the agreements/consents.

Sandy City borders the subject area to the north.



Little Cottonwood Road 2
LCR 2
Annexation
Subject Property

Public Notice and Outreach

The City Council approved Resolution 26-32C 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 (north).
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. The single family dwelling lots are each over 15,000 square feet. The condominiums will be considered legal non-conforming lots.

Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the LCR 2 Annexation be approved and zoned R-1-15 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (north).
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
Doug & Kimberlee Goldsmith	2812403002	\$2,575,900	.94
Brennan & Alexis Crellin	2812428017	\$1,173,190	1.79
Mary Roberta Caviness	2812428018	\$546,100	2.20
Steven Strong	2812428021	\$2,663,690	2.73
Alta Approach Condo & Ph 2 Common Area Master Card	2812429013	\$1,597,700	4.13
Mark Snyderman & Lynn Walter	2812429007	\$957,300	0.01
Dennis Fitzgerald Family Trust	2812429006	\$749,100	0.01
DMDevine Living Trust	2812429005	\$744,500	0.01
Lucas Paratore	2812429004	\$1,027,000	0.01
JC1 Properties LLC	2812429003	\$820,800	0.01
Benjamin & Megan Sibbett	2812429002	\$1,017,400	0.01
Dallas Loos; Nycha Schlegel	2812429008	\$958,400	0.01
Perez Benfatto Joint Rev. Living Trust	2812429009	\$731,000	0.01
Jacob Laskin	2812429010	\$977,600	0.01
Gregory Johnson	2812429011	\$781,300	0.01
Kelvin Lu & Kristen Twomey	2812429012	\$926,800	0.01

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



LCR-2 4010 E LCR, Alta Approach Condos, 4118 E LCR, 4124 E and 4246 E LCR

Sign installed 3/5/26



Staff Report

File #: ANX02262026-007129
(PC), Version: 1

Date: 3/19/2026

Agenda Item Title:

TP Real Estate Annexation (R-1-20 Zone)
10209 S Dimple Dell Road
[Community #29]

Presenter:

Brian McCuistion, Assistant Community Development Director

Description/Background:

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 1.63 acres, located at 10209 S Dimple Dell Road in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. A former property owner signed a water letter consenting to annex into Sandy City on June 7, 2004, in exchange for Sandy City providing water to this property.

The City Council approved Resolution 26-19C 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.

The existing Salt Lake County zoning district for this unincorporated property is R-1-21. The R-1-21 zone requires a minimum of 21,000 square feet of lot size for a single-family dwelling. Staff is proposing to annex the subject property into the City with the R-1-20 zone. This parcel is a little over one and a half acre. It appears that this house is being operated as a group home.

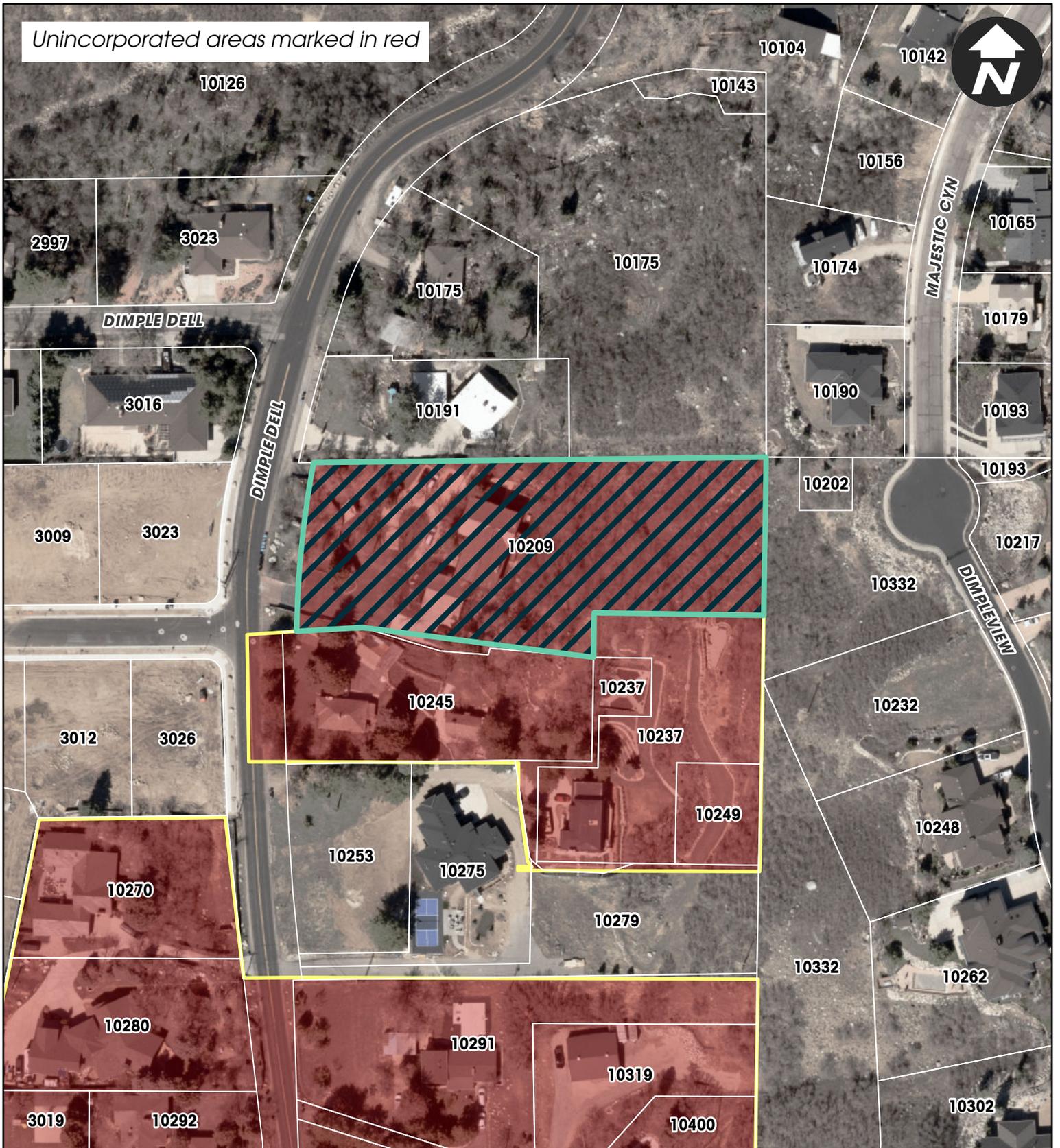
Please see attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

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

1. The area is **contiguous** to the Sandy City boundary (north, east 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-1-20** 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.

Unincorporated areas marked in red



TP Real Estate Annexation
10209 S Dimple Dell Rd

 Subject Property





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: TP Real Estate Annexation (R-1-20 Zone)
10209 S Dimple Dell Road
[Community #29]

ANX02262026-007129

Approximately 1.63 Acres

Public Hearing Notice: This item has been noticed on public 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 1.63 acres, located at 10209 S Dimple Dell Road in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. A former property owner signed a water letter consenting to annex into Sandy City on June 7, 2004, in exchange for Sandy City providing water to this property.

Background

Staff does have the water letter/consent from the property owner.

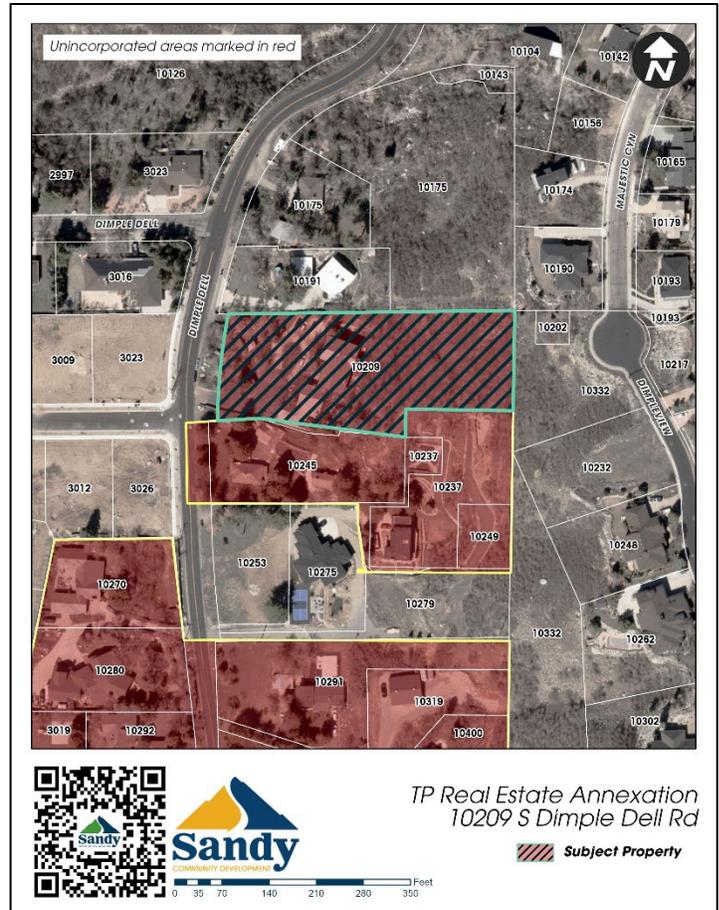
Sandy City borders the subject area to the north, east and west sides.

Public Notice and Outreach

The City Council approved Resolution 26-19C 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 (north, east and west sides).
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

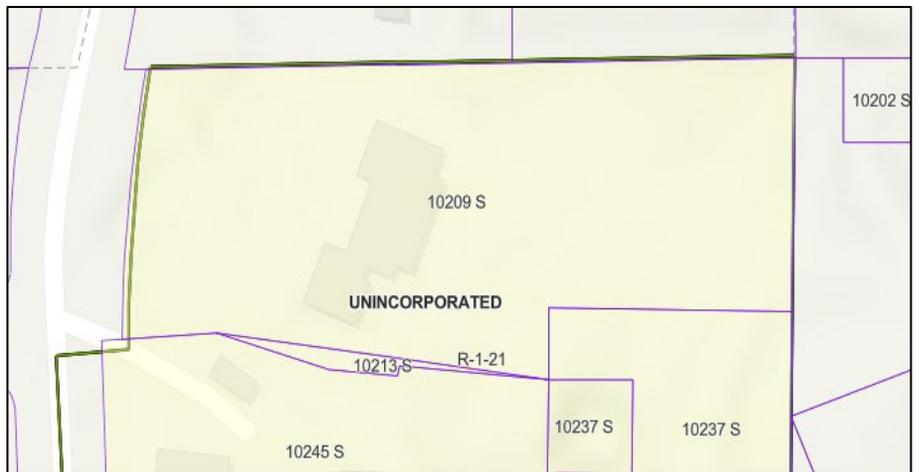
Portions of the Sandy City General Plan which relate to this application are as follows:

- 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-1-21. The R-1-21 zone requires a minimum of 21,000 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-1-20 zone. This parcel is a little over one and a half acre. It appears that this house is being operated as a group home.

Recommendation

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

1. The area is **contiguous** to the Sandy City boundary (north, east 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-1-20** 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
TP Real Estate LLC	2814127001	\$1,736,000	1.63

File Name: S:\USERS\PLN\STAFFRPT\2026\TP Real Estate Annexation.DOCX



TP Real Estate – 10209 S Dimple Dell Rd

Sign installed 3/5/26



Staff Report

File #: ANX03092026-007167
(PC), Version: 1

Date: 3/19/2026

Agenda Item Title:

G Miller Annexation (R-1-20 Zone)
10324 S Dimple Dell Road
[Community #29]

Presenter:

Brian McCuiston, Assistant Community Development Director

Description/Background:

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 1.96 acres, located at 10324 S Dimple Dell Road in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. The property owner signed a water letter consenting to annex into Sandy City on June 10, 2024, in exchange for Sandy City providing water to this property.

The City Council approved Resolution 26-21C on March 10, 2026, which set a public hearing for April 14, 2026, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.

The existing Salt Lake County zoning district for this unincorporated property is R-1-21. The R-1-21 zone requires a minimum of 21,000 square feet of lot size for a single-family dwelling. Staff is proposing to annex the subject property into the City with the R-1-20 zone. This parcel is almost two acres.

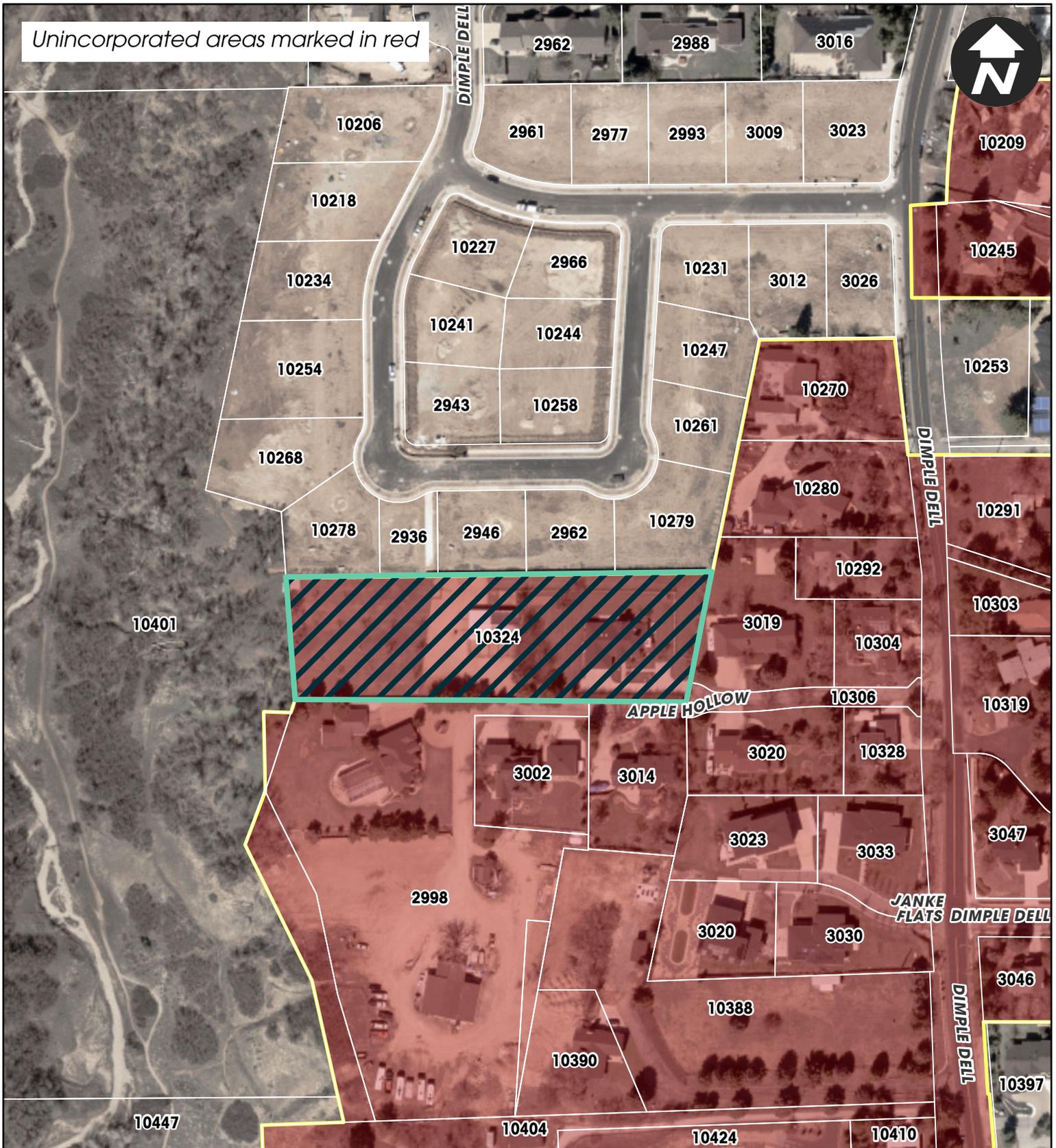
See attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

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

1. The area is **contiguous** to the Sandy City boundary (north and west).
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-1-20** 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.

Unincorporated areas marked in red



Miller Annexation
10324 S Dimple Dell Cove

 **Subject Property**



SANDY CITY COMMUNITY DEVELOPMENT

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: G Miller Annexation (R-1-20 Zone)
10324 S Dimple Dell Road
[Community #29]

ANX03092026-007167

Approximately 1.96 Acres

Public Hearing Notice: This item has been noticed on public 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 1.96 acres, located at 10324 S Dimple Dell Road in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. The property owner signed a water letter consenting to annex into Sandy City on June 10, 2024, in exchange for Sandy City providing water to this property.

Background

Staff does have the water letter/consent from the property owner.

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

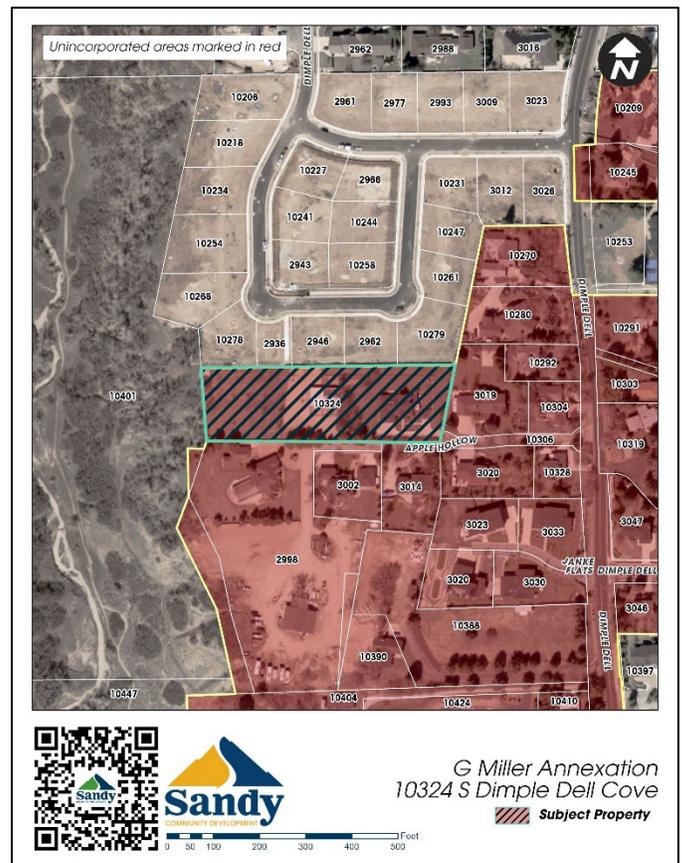
Public Notice and Outreach

The City Council approved Resolution 26-21C on March 10, 2026, which set a public hearing for April 14, 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.



G Miller Annexation
10324 S Dimple Dell Cove
Subject Property

2. The area is contiguous to the Sandy City boundary (north and west).
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:

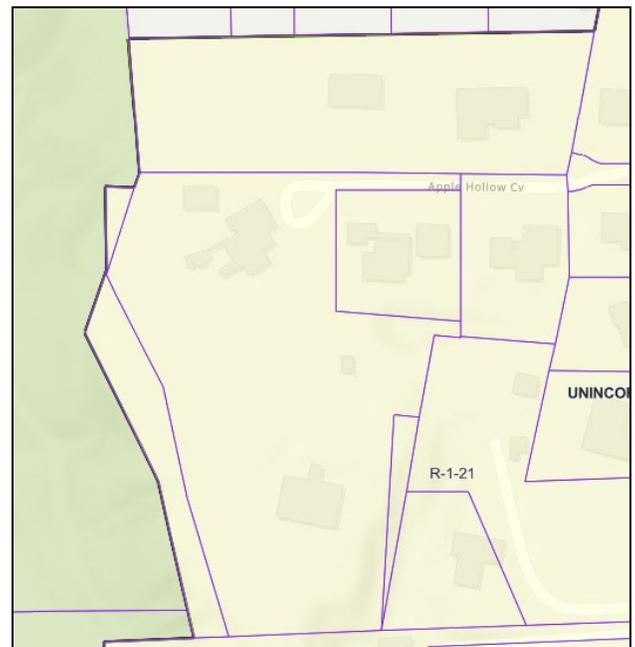
- This area is identified as one of the expansion areas shown in figure 7.2.1 (Section 7 – Targeted Growth Plan – Annexation Policy Plan, page T78).
- Annexation Policy Plan: Goal – Annexation of unincorporated areas into Sandy City will comply with the provisions of State Statute and the City’s Annexation 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-1-21. The R-1-21 zone requires a minimum of 21,000 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-1-20 zone. This parcel is almost two acres.



Recommendation

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

1. The area is **contiguous** to the Sandy City boundary (north and west).
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-1-20** 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
Greg Miller & Sandy Vaseleou	2814126019	\$1,629,690	1.96

File Name: S:\USERS\PLN\STAFFRPT\2026\G Miller Annexation.DOCX



Miller Annexation 10324 S Dimple Dell Road

Sign installed 3/9/26



Staff Report

File #:
'ANX02262026-007133 (PC),
Version: 1

Date: 3/19/2026

Agenda Item Title:

Scrub Oak Annexation (R-1-20 Zone)
2998 E Apple Hollow Cove
[Community #29]

Presenter:

Brian McCuiston, Assistant Community Development Director

Description/Background:

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 3.81 acres, located at 2998 E Apple Hollow Cove in Salt Lake County, Utah. The subject property under consideration for annexation contains three parcels. The developer signed a water letter consenting to annex into Sandy City on February 15, 2002, in exchange for Sandy City providing water to this property.

The City Council approved Resolution 26-21C 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.

The existing Salt Lake County zoning district for this unincorporated property is R-1-21. The R-1-21 zone requires a minimum of 21,000 square feet of lot size for a single-family dwelling. Staff is proposing to annex the subject property into the City with the R-1-20 zone. Together, these parcels are a little over three acres.

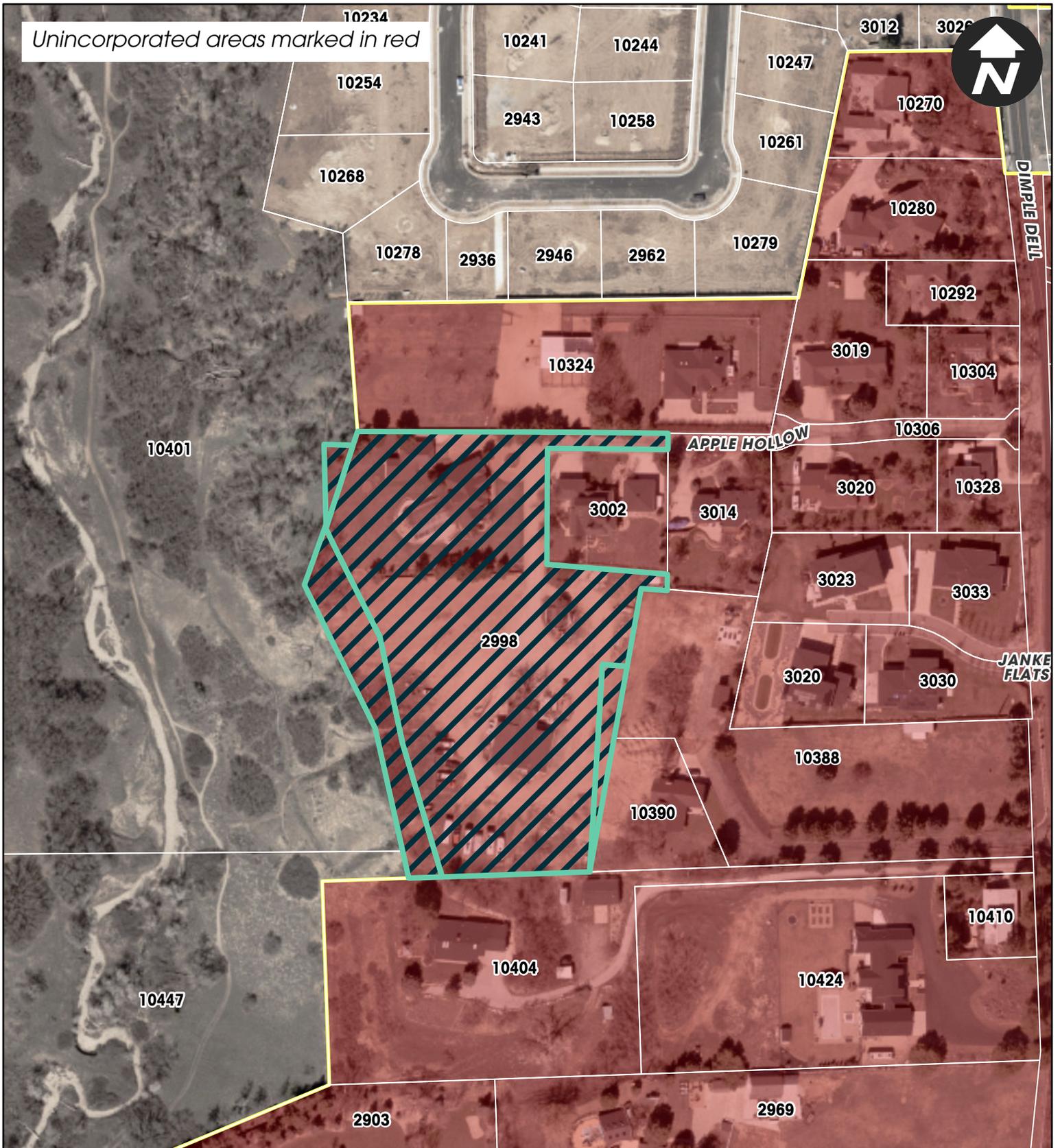
Please see attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

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

1. The area is **contiguous** to the Sandy City boundary (west).
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-1-20** 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.

Unincorporated areas marked in red



Scrub Oak Annexation 2998 E Apple Hollow Cove



Subject Property





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: Scrub Oak Annexation (R-1-20 Zone)
2998 E Apple Hollow Cove
[Community #29]

ANX02262026-007133

Approximately 3.81 Acres

Public Hearing Notice: This item has been noticed on public 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 3.81 acres, located at 2998 E Apple Hollow Cove in Salt Lake County, Utah. The subject property under consideration for annexation contains three parcels. The developer signed a water letter consenting to annex into Sandy City on February 15, 2002, in exchange for Sandy City providing water to this property.

Background

Staff does have the water letter/consent for the property.

Sandy City borders the subject area to the west.

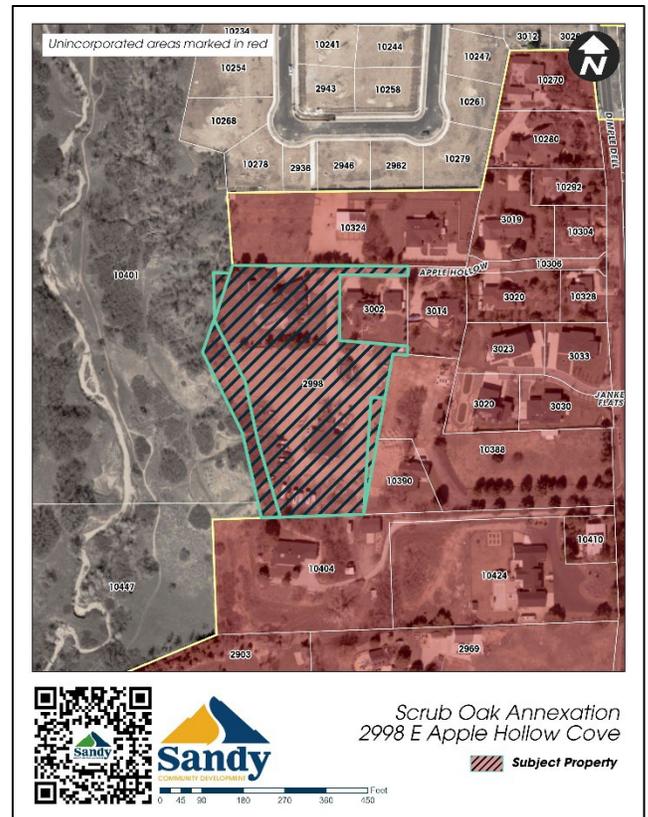
Public Notice and Outreach

The City Council approved Resolution 26-21C 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).



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:

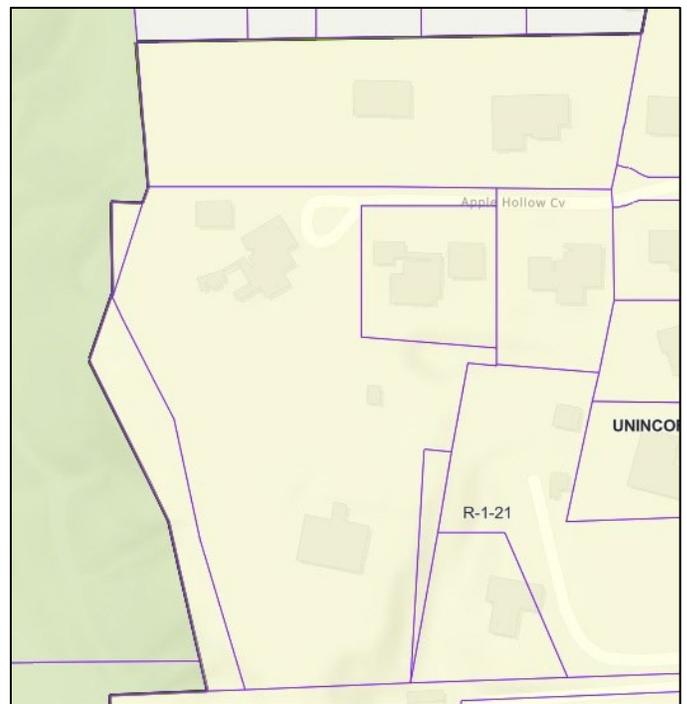
- This area is identified as one of the expansion areas shown in figure 7.2.1 (Section 7 – Targeted Growth Plan – Annexation Policy Plan, page T78).
- Annexation Policy Plan: Goal – Annexation of unincorporated areas into Sandy City will comply with the provisions of State Statute and the City’s Annexation 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-1-21. The R-1-21 zone requires a minimum of 21,000 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-1-20 zone. Together, these parcels are a little over three acres.



Recommendation

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

1. The area is **contiguous** to the Sandy City boundary (west).
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-1-20** 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
Scrub Oak Trust	2814126061	\$2,152,790	3.28
Scrub Oak Trust	2814126055	\$76,000	0.44
Scrub Oak Trust	2814126058	\$20,000	0.09

File Name: S:\USERS\PLN\STAFFRPT\2026\Scrub Oak Annexation.DOCX



Scrub Oak – 2998 E Apple Hollow Cove

Sign installed 3/5/26



Staff Report

File #: ANX02262026-007146
(PC), Version: 1

Date: 3/19/2026

Agenda Item Title:

Janke Flats Annexation (R-1-20 Zone)
3020, 3023, 3030 and 3033 E Janke Flats Lane
[Community #29]

Presenter:

Brian McCuiston, Assistant Community Development Director

Description/Background:

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 2.34 acres, located at 3020, 3023, 3030 and 3033 E Janke Flats Lane, in Salt Lake County, Utah. The subject property under consideration for annexation contains four parcels. All of the agreements were signed by the developer of the Janke Flats Subdivision (Jake Breen for Breen Homes). This agreement was signed on November 6, 2014 as part of the water letter agreement consenting to annex the property into Sandy City in exchange for Sandy City providing water for these lots.

The City Council approved Resolution 26-34C 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.

The existing Salt Lake County zoning district for this unincorporated property is R-1-21. The R-1-21 zone requires a minimum of 21,000 square feet of lot size for a single-family dwelling. Staff is proposing to annex the subject property into the City with the R-1-20 zone. Two of the four parcels are slightly under the 20,000 square feet requirement. These lots will be considered legal non-conforming.

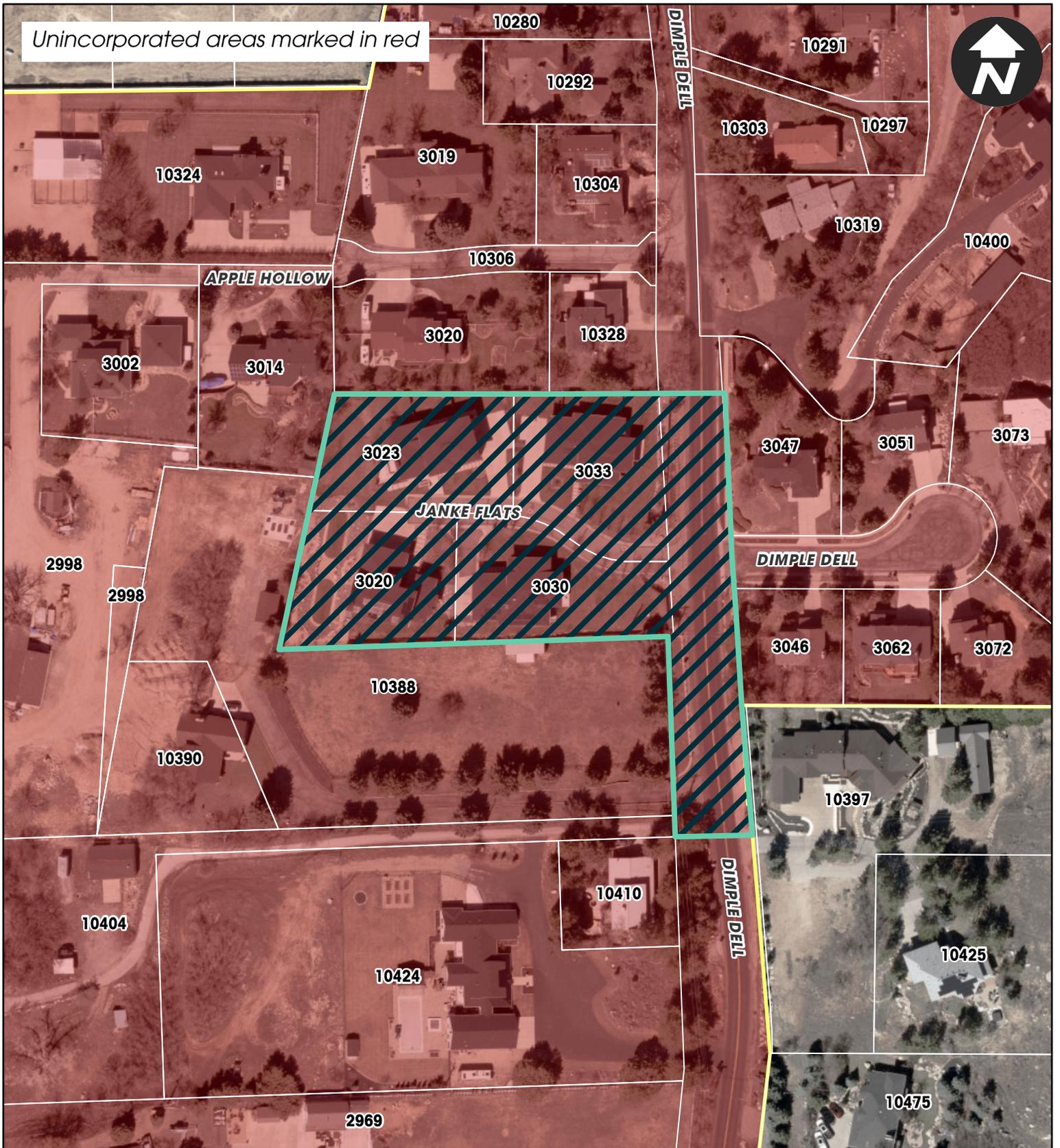
See attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Janke Flats Annexation be approved and zoned R-1-20 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-1-20** 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.

Unincorporated areas marked in red



Janke Flats Annexation
3023, 3033, 3020 and
3030 E Janke Flats Lane



Subject Property



Janke Flats Subdivision 3020-3033 E Janke Flats Lane

Sign installed 3/5/26



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: Janke Flats Annexation (R-1-20 Zone)
3020, 3023, 3030 and 3033 E Janke Flats Lane
[Community #29]

ANX02262026-007146

Approximately 2.34 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 2.34 acres, located at 3020, 3023, 3030 and 3033 E Janke Flats Lane, in Salt Lake County, Utah. The subject property under consideration for annexation contains four parcels. All of the agreements were signed by the developer of the Janke Flats Subdivision (Jake Breen for Breen Homes). This agreement was signed on November 6, 2014 as part of the water letter agreement consenting to annex the property into Sandy City in exchange for Sandy City providing water for these lots.

Background

Staff does have the water letter/consent.

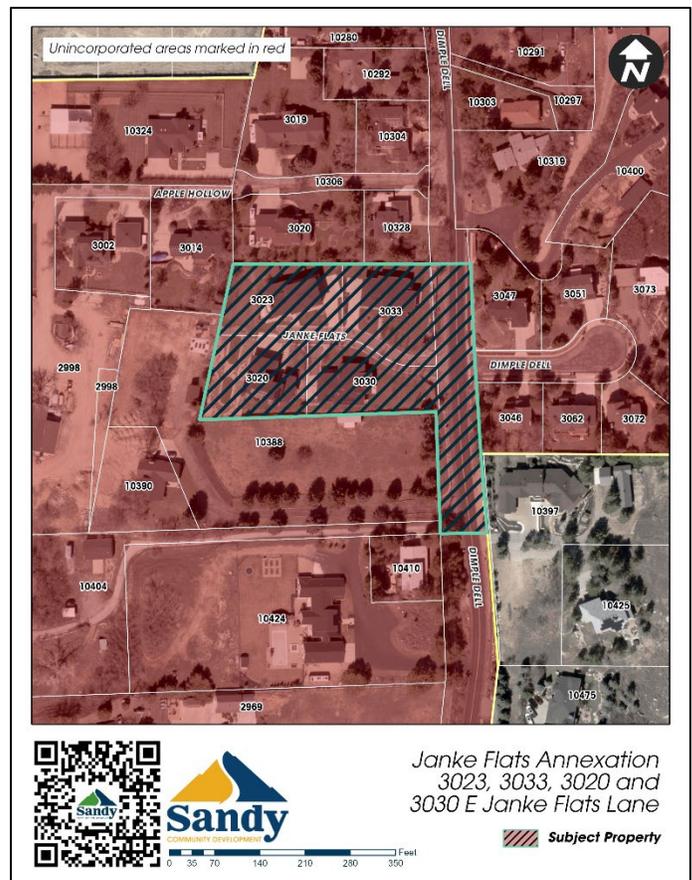
Sandy City borders the subject area to the east as shown on the map.

Public Notice and Outreach

The City Council approved Resolution 26-34C 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



Janke Flats Annexation
3023, 3033, 3020 and
3030 E Janke Flats Lane

Subject Property

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)

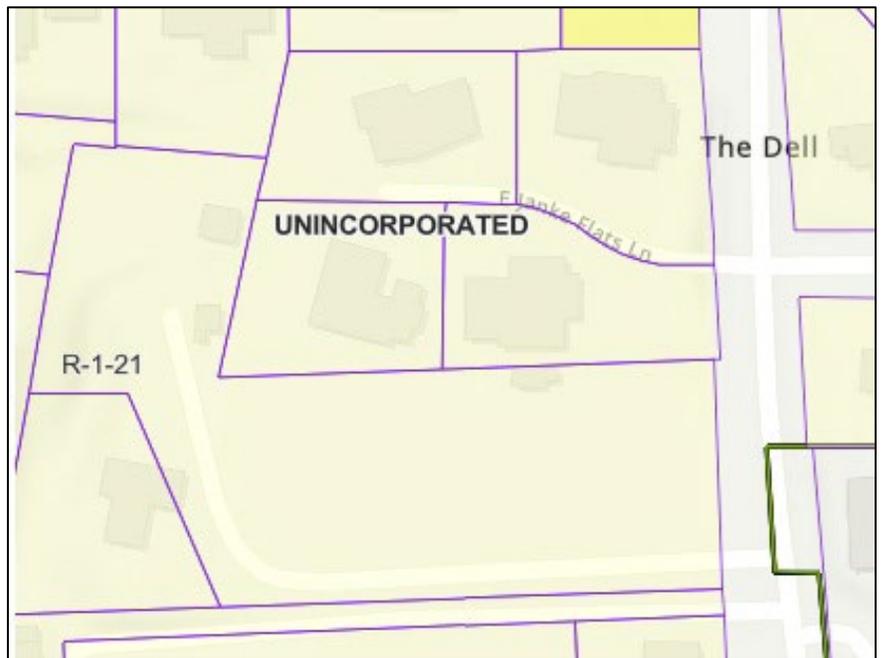
Zoning

The existing Salt Lake County zoning district for this unincorporated property is R-1-21. The R-1-21 zone requires a minimum of 21,000 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-1-20 zone.

Two of the four parcels are slightly under the 20,000 square feet requirement. These lots will be considered legal non-conforming.



Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Janke Flats Annexation be approved and zoned R-1-20 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-1-20** 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
David & Michele Cheffings	2814126065	\$1,358,000	0.45
Matt Bradley	2814126064	\$1,518,600	0.46
Marshall Family Trust	2814126066	\$1,481,900	0.44
Joshua & Erin Smith Trust	2814126067	\$1,307,400	0.46

File Name: S:\USERS\PLN\STAFFRPT\2026\Janke Flats Annexation.DOCX



Staff Report

File #: ANX02262026-007127
(PC), Version: 1

Date: 3/19/2026

Agenda Item Title:

Hilton Annexation (R-1-20 Zone)
10424 S Dimple Dell Road
[Community #29]

Presenter:

Brian McCuiston, Assistant Community Development Director

Description/Background:

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 2.56 acres, located at 10424 S Dimple Dell Road in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. The property owner signed a consent to annex into Sandy City on August 14, 2015, in exchange for Sandy City providing water to this property.

The City Council approved Resolution 26-17C 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.

The existing Salt Lake County zoning district for this unincorporated property is R-1-21. The R-1-21 zone requires a minimum of 21,000 square feet of lot size for a single-family dwelling. Staff is proposing to annex the subject property into the City with the R-1-20 zone. This parcel is a little over two acres.

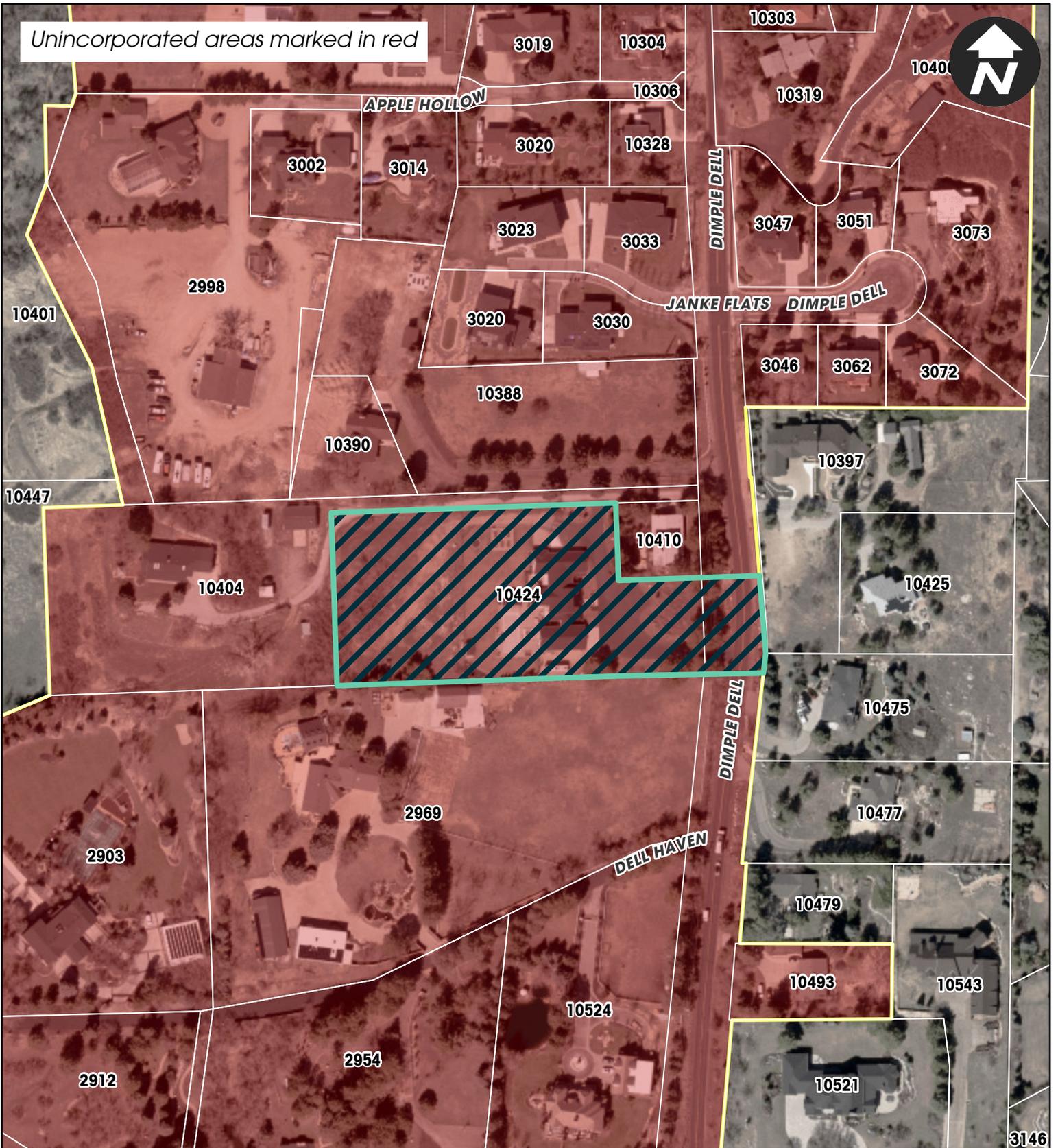
Please see attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Hilton Annexation be approved and zoned R-1-20 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-1-20** 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.

Unincorporated areas marked in red



Hilton Annexation
10424 S Dimple Dell Rd

 Subject Property



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: Hilton Annexation (R-1-20 Zone)
10424 S Dimple Dell Road
[Community #29]

ANX02262026-007127

Approximately 2.56 Acres

Public Hearing Notice: This item has been noticed on public 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 2.56 acres, located at 10424 S Dimple Dell Road in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. The property owner signed a consent to annex into Sandy City on August 14, 2015, in exchange for Sandy City providing water to this property.

Background

Staff does have the consent from the property owner.

Sandy City borders the subject area to the east.

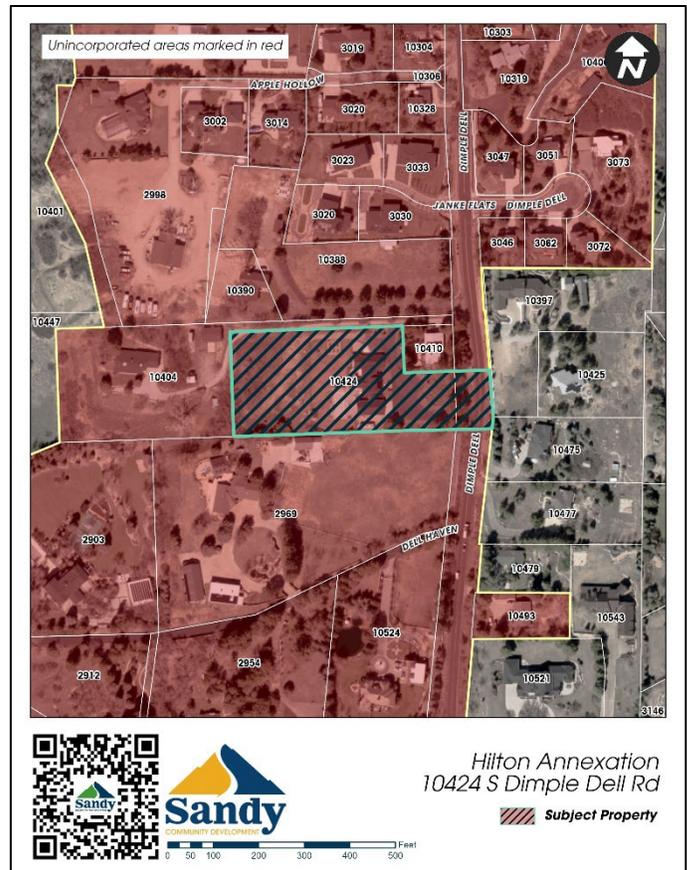
Public Notice and Outreach

The City Council approved Resolution 26-17C 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-1-21. The R-1-21 zone requires a minimum of 21,000 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-1-20 zone. This parcel is a little over two acres.

Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Hilton Annexation be approved and zoned R-1-20 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-1-20** 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
Jason & Darby Hilton	2814176013	\$2,298,590	2.32

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



Hilton – 10424 S Dimple Dell Rd

Sign installed 3/5/26



Staff Report

File #: ANX02262026-007128
(PC), Version: 1

Date: 3/19/2026

Agenda Item Title:

Southwick Annexation (R-1-40A Zone)
10524 S Dimple Dell Road
[Community #29]

Presenter:

Brian McCuiston, Assistant Community Development Director

Description/Background:

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 2.91 acres, located at 10524 S Dimple Dell Road in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. The property owner signed a consent to annex into Sandy City on July 28, 2016, in exchange for Sandy City providing water to this property.

The City Council approved Resolution 26-18C 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.

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. Staff is proposing to annex the subject property into the City with the R-1-40A zone. This parcel is a little over two acres and there are farm animals on site.

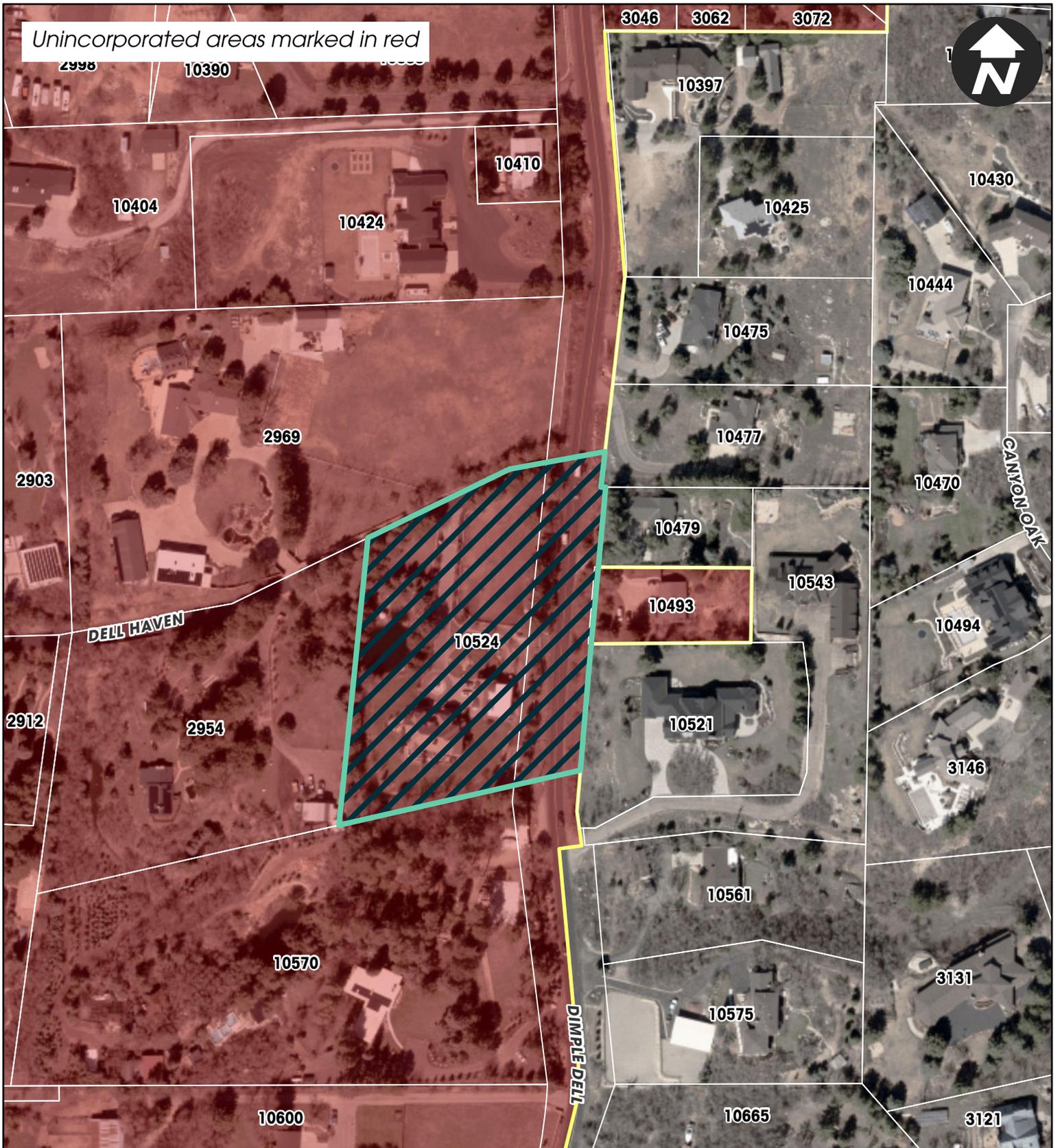
Please see attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Southwick Annexation be approved and zoned 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-1-40A** 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.

Unincorporated areas marked in red



Southwick Annexation
10524 S Dimple Dell Rd

 **Subject Property**



Southwick – 10540 S Dimple Dell Rd

Sign installed 3/5/26



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: Southwick Annexation (R-1-40A Zone)
10524 S Dimple Dell Road
[Community #29]

ANX02262026-007128

Approximately 2.91 Acres

Public Hearing Notice: This item has been noticed on public 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 2.91 acres, located at 10524 S Dimple Dell Road in Salt Lake County, Utah. The subject property under consideration for annexation contains one parcel. The property owner signed a consent to annex into Sandy City on July 28, 2016, in exchange for Sandy City providing water to this property.

Background

Staff does have the consent from the property owner.

Sandy City borders the subject area to the east.

Public Notice and Outreach

The City Council approved Resolution 26-18C 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).



Southwick Annexation
10524 S Dimple Dell Rd
Subject Property

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-1-40A zone. This parcel is a little over two acres and there are farm animals on site.



Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Southwick Annexation be approved and zoned 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-1-40A** 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
Jeannie Southwick	2814177012	\$4,008,790	2.15

File Name: S:\USERS\PLN\STAFFRPT\2026\Southwick Annexation.DOCX
2814177012



Staff Report

File #: ANX02262026-007147
(PC), **Version:** 1

Date: 3/19/2026

Agenda Item Title:

Turning Point Annexation (R-1-40 Zone)
2945, 2955, 2961, 2977 and 3003 E Turning Point Cir
[Community #29]

Presenter:

Brian McCuistion, Assistant Community Development Director

Description/Background:

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 5.62 acres, located at 2945, 2955, 2961, 2977 and 3003 E Turning Point Circle, in Salt Lake County, Utah. The subject property under consideration for annexation contains five lots. The agreement was signed on October 27, 2016, as part of the water letter agreement consenting to annex the property into Sandy City in exchange for providing water to these properties.

The City Council approved Resolution 26-35C 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.

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. Staff is proposing to annex the subject property into the City with the R-1-40 zone. All five lots are over one acre.

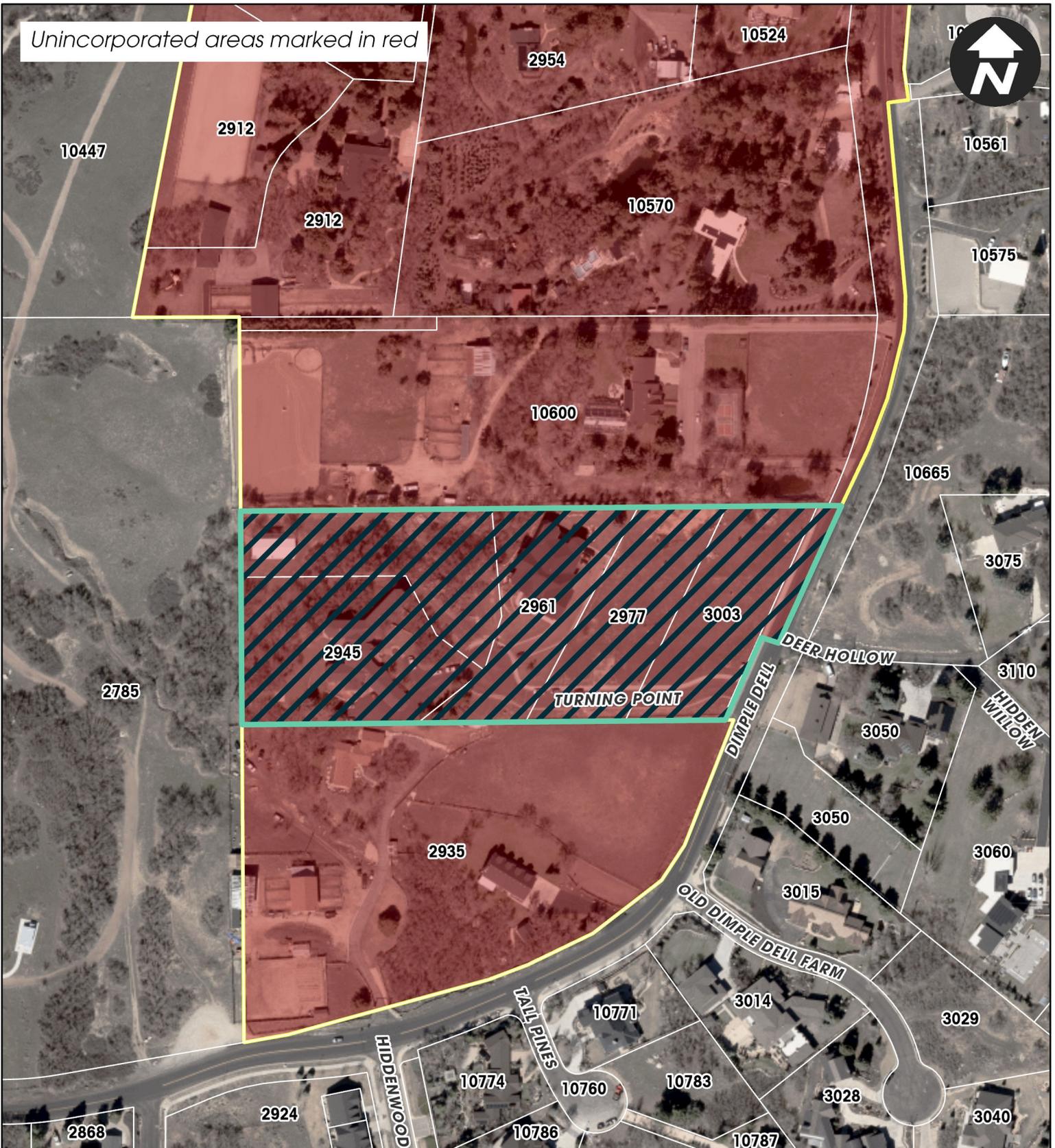
See attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Turning Point Annexation be approved and zoned R-1-40 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (west 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** 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.

Unincorporated areas marked in red



Turning Point Annexation
2955, 2945, 2961, 2977, and
3003 E Turning Point Cir



Subject Property



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: Turning Point Annexation (R-1-40 Zone)
2945, 2955, 2961, 2977 and 3003 E Turning Point Cir.
[Community #29]

ANX02262026-007147

Approximately 5.62 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 5.62 acres, located at 2945, 2955, 2961, 2977 and 3003 E Turning Point Circle, in Salt Lake County, Utah. The subject property under consideration for annexation contains five lots. The agreement was signed on October 27, 2016, as part of the water letter agreement consenting to annex the property into Sandy City in exchange for providing water to these properties.

Background

Staff does have the water letter/consent.

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

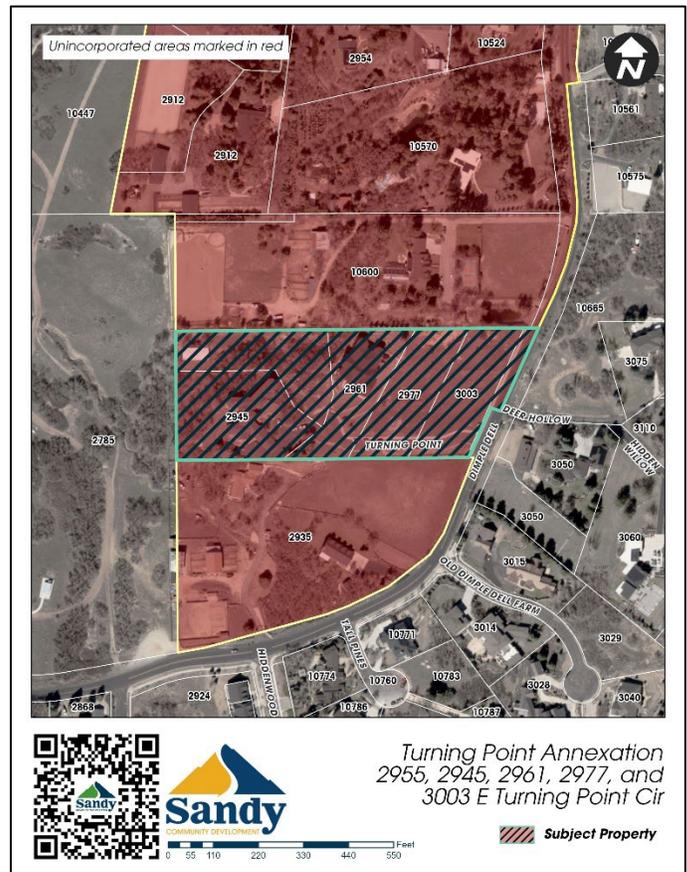
Public Notice and Outreach

The City Council approved Resolution 26-35C 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.



Turning Point Annexation
2955, 2945, 2961, 2977, and
3003 E Turning Point Cir

Subject Property

2. The area is contiguous to the Sandy City boundary (west 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:

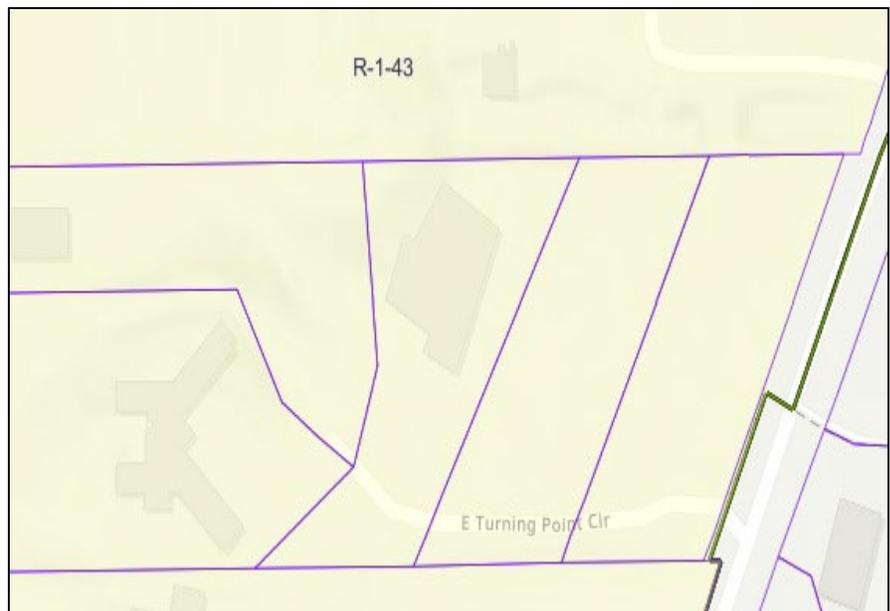
- This area is identified as one of the expansion areas shown in figure 7.2.1 (Section 7 – Targeted Growth Plan – Annexation Policy Plan, page T78).
- Annexation Policy Plan: Goal – Annexation of unincorporated areas into Sandy City will comply with the provisions of State Statute and the City’s Annexation 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. 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 zone. All five lots are over one acre.



Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Turning Point Annexation be approved and zoned R-1-40 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (west 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** 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
Utah Behavioral Health Services LLC	2814326015	\$3,047,790	1.47
Utah Behavioral Health Services LLC	2814326014	\$608,900	1.14
Utah Behavioral Health Services LLC	2814326016	\$2,422,590	1.01
Utah Behavioral Health Services LLC	2814326017	\$559,700	1.00
Utah Behavioral Health Services LLC	2814326018	\$531,700	1.00

File Name: S:\USERS\PLN\STAFFRPT\2026/Turning Point Annexation.DOCX



Turning Point – 2955, 2945, 2961, 2977 and 3003 E Turning Point Circle

Sign installed 3/5/26



Staff Report

File #: ANX02262026-007149
(PC), Version: 1

Date: 3/19/2026

Agenda Item Title:

Newman Annexation (R-1-20 Zone)
10713, 10715, 10745 and 10747 S 2000 E
[Community #28]

Presenter:

Brian McCuiston, Assistant Community Development Director

Description/Background:

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 3.34 acres, located at 10713, 10715, 10745 and 10747 S 2000 E, in Salt Lake County, Utah. The subject property under consideration for annexation contains four parcels. The property owners have expressed an interest in annexing as part of HB 330 and wanted to annex now versus waiting longer.

The City Council approved Resolution 26-37C 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.

The existing Salt Lake County zoning district for this unincorporated property is R-1-21. The R-1-21 zone requires a minimum of 21,000 square feet of lot size for a single-family dwelling. Staff is proposing to annex the subject property into the City with the R-1-20 zone. All four parcels are over one-half acre.

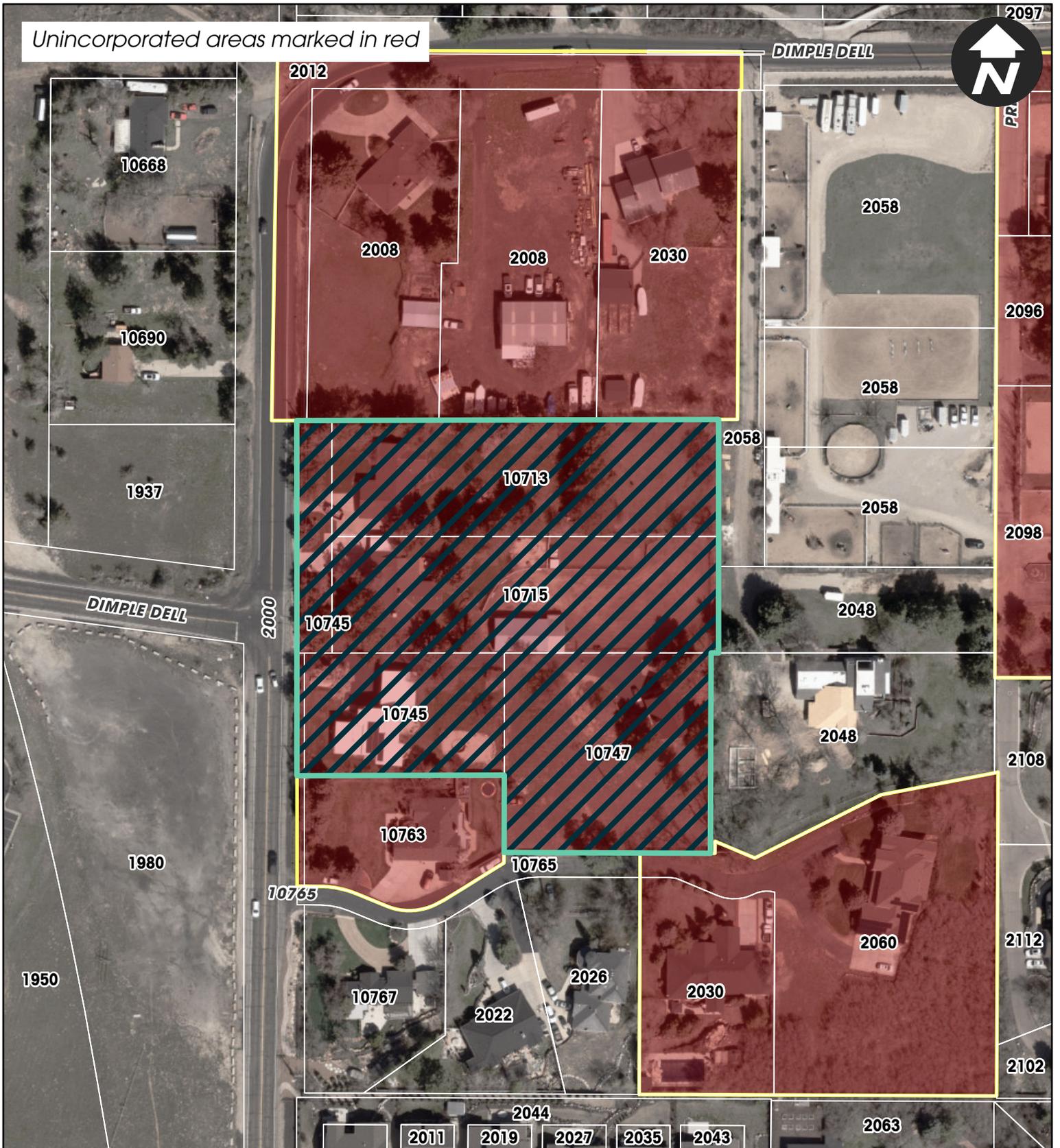
See attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

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

1. The area is **contiguous** to the Sandy City boundary (west, east 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-1-20** is appropriate for this property based upon current land uses within the area.

Unincorporated areas marked in red



Newman Annexation
10745, 10713, 10715 and
10747 S 2000 E

 **Subject Property**



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: Newman Annexation (R-1-20 Zone)
10713, 10715, 10745 and 10747 S 2000 E
[Community #28]

ANX02262026-007149

Approximately 3.34 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 3.34 acres, located at 10713, 10715, 10745 and 10747 S 2000 E, in Salt Lake County, Utah. The subject property under consideration for annexation contains four parcels. The property owners have expressed an interest in annexing as part of HB 330 and wanted to annex now versus waiting longer.

Background

Staff does have the consent forms from each property owner.

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

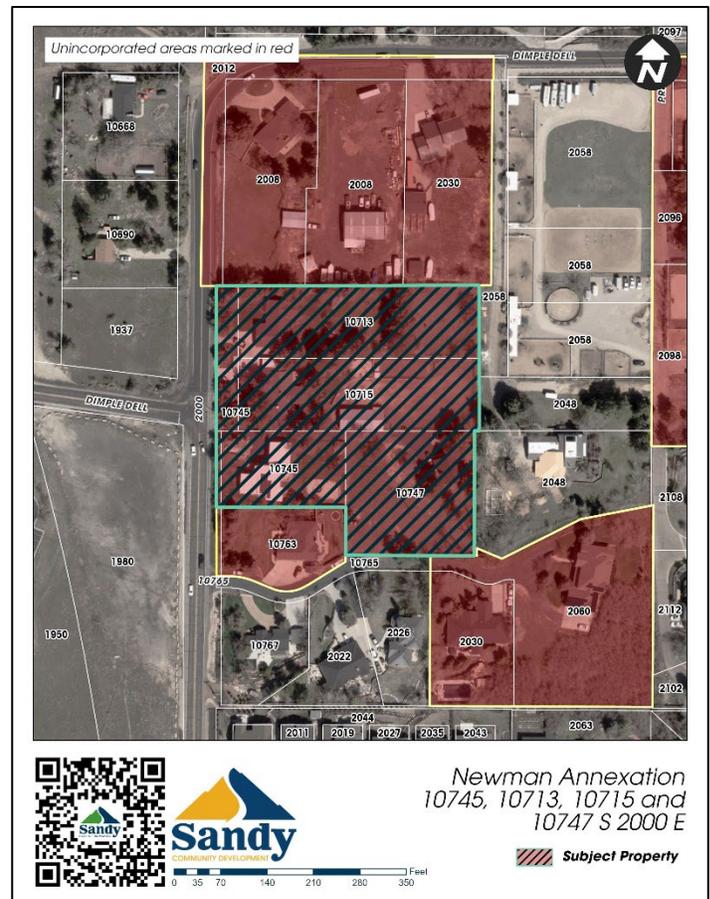
Public Notice and Outreach

The City Council approved Resolution 26-37C 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.



Newman Annexation
10745, 10713, 10715 and
10747 S 2000 E

Subject Property

2. The area is contiguous to the Sandy City boundary (west, east 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:

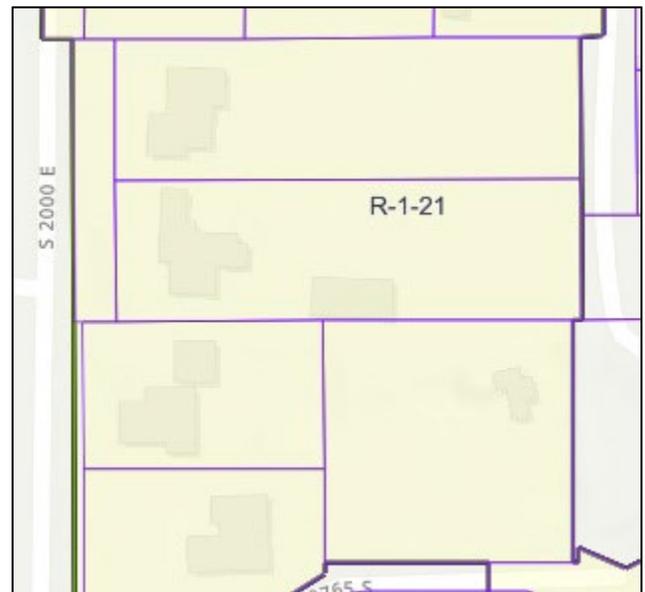
- This area is identified as one of the expansion areas shown in figure 7.2.1 (Section 7 – Targeted Growth Plan – Annexation Policy Plan, page T78).
- Annexation Policy Plan: Goal – Annexation of unincorporated areas into Sandy City will comply with the provisions of State Statute and the City’s Annexation 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-1-21. The R-1-21 zone requires a minimum of 21,000 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-1-20 zone. All four parcels are over one-half acre.



Recommendation

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

1. The area is **contiguous** to the Sandy City boundary (west, east 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-1-20** is appropriate for this property based upon current land uses within the area.

Planner:



Brian McCuiston
Asst. Community Development Director

Property Owner	Sidwell Number	Market Value (2025)	Acres
Richard & Linda Newman	2815302009	\$777,100	0.92
N Fam trust	2815302010	\$971,400	0.92
Haycock Living Trust	2815302011	\$686,300	0.53
Samuel & Alison Demke	2815302012	\$626,500	0.83

File Name: S:\USERS\PLN\STAFFRPT\2026/Newman Annexation.DOCX



Newman – 10713, 10715, 10745 and 10747 S 2000 E

Sign installed 3/5/26



Staff Report

File #: ANX02262026-007148
(PC), Version: 1

Date: 3/19/2026

Agenda Item Title:

Finley Mini Annexation (R-1-20 Zone)
2030 and 2060 E 10765 S
[Community #28]

Presenter:

Brian McCuistion, Assistant Community Development Director

Description/Background:

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 1.99 acres, located at 2030 and 2060 E 10765 S, in Salt Lake County, Utah. The subject property under consideration for annexation contains two parcels. The developer of this subdivision signed an agreement as part of the water letter consenting to annex the property into Sandy City in exchange for providing water to these properties. This agreement was signed on May 20, 1999.

The City Council approved Resolution 26-36C 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.

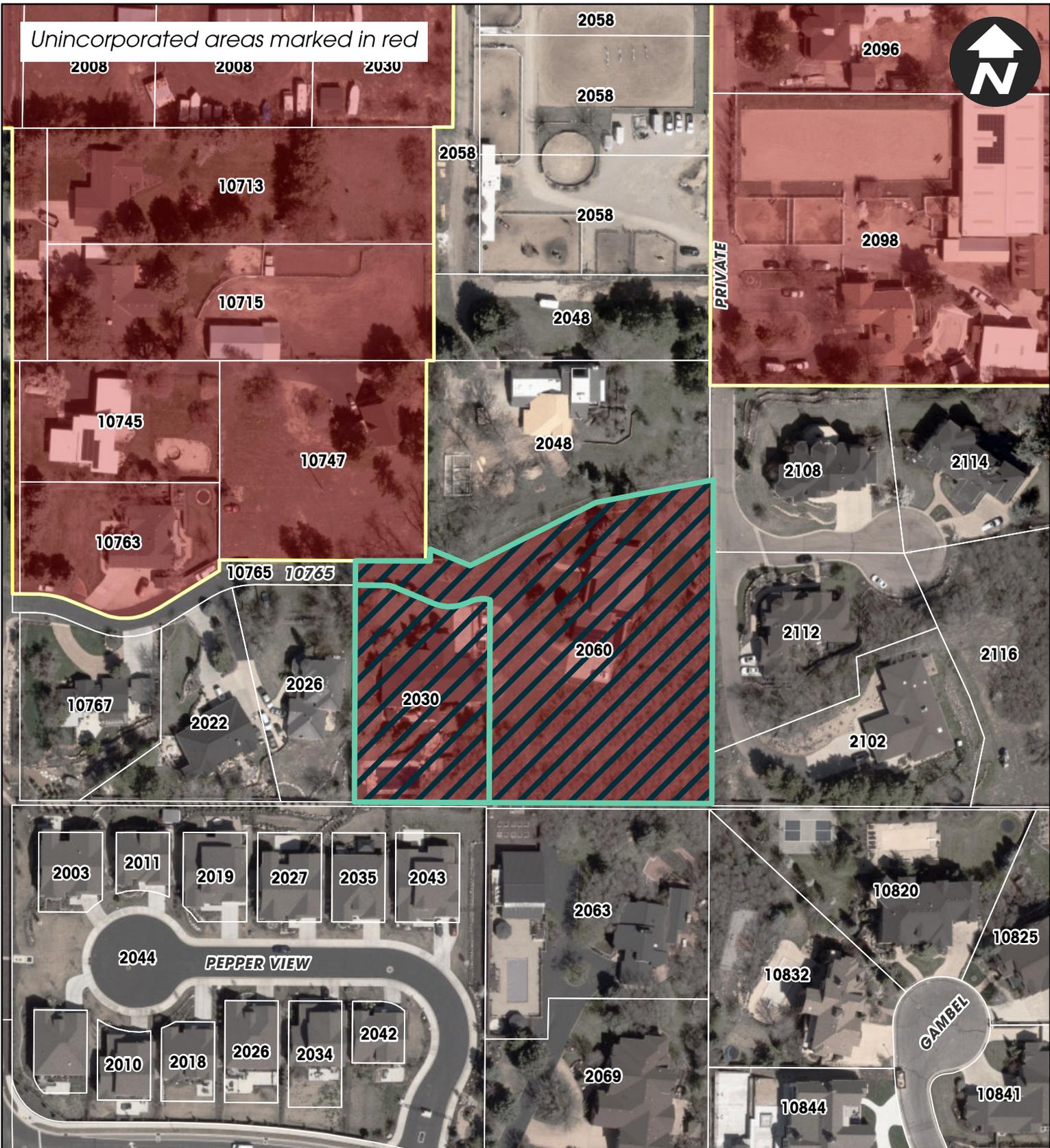
The existing Salt Lake County zoning district for this unincorporated property is R-1-21. The R-1-21 zone requires a minimum of 21,000 square feet of lot size for a single-family dwelling. Staff is proposing to annex the subject property into the City with the R-1-20 zone. Both parcels are over one-half acre.

See attached staff report for a more detailed analysis.

Recommended Action and/or Suggested Motion:

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

1. The area is **contiguous** to the Sandy City boundary (north, west 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-1-20** 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.



Unincorporated areas marked in red



PRIVATE

PEPPER VIEW

GAMBEL



Finley Mini Annexation
 2030 E 10765 S
 2060 E 10765 S

Subject Property



Finley Mini – 2030 and 2060 E 10765 S

Sign installed 3/5/26



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: Finley Mini Annexation (R-1-20 Zone)
2030 and 2060 E 10765 S
[Community #28]

ANX02262026-007148

Approximately 1.99 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 1.99 acres, located at 2030 and 2060 E 10765 S, in Salt Lake County, Utah. The subject property under consideration for annexation contains two parcels. The developer of this subdivision signed an agreement as part of the water letter consenting to annex the property into Sandy City in exchange for providing water to these properties. This agreement was signed on May 20, 1999.

Background

Staff does have the water letter/ consent.

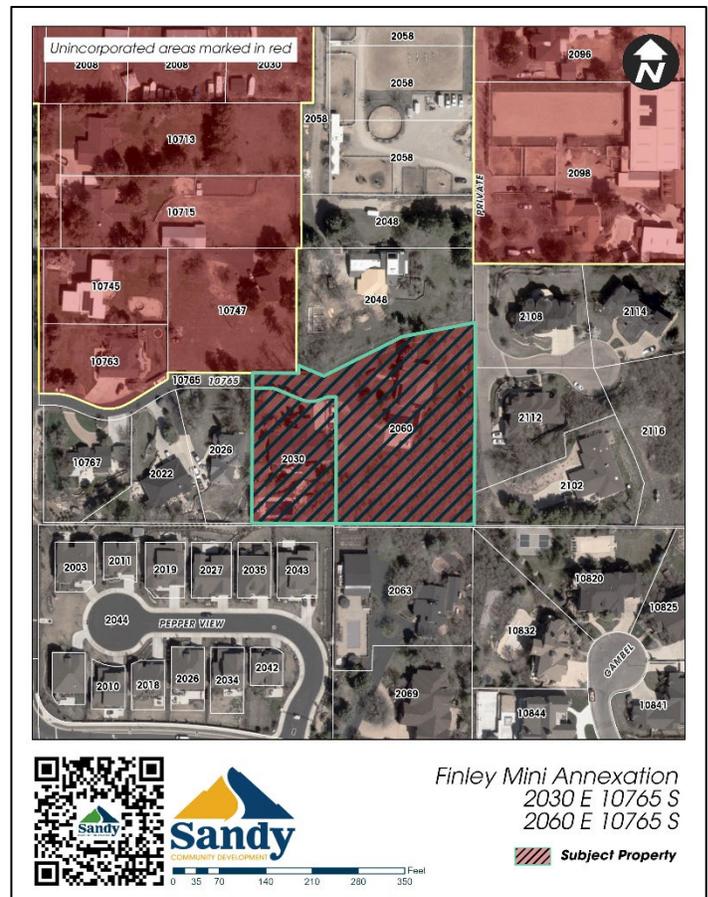
Sandy City borders the subject area to the north, west and east.

Public Notice and Outreach

The City Council approved Resolution 26-36C 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 (north, west 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:

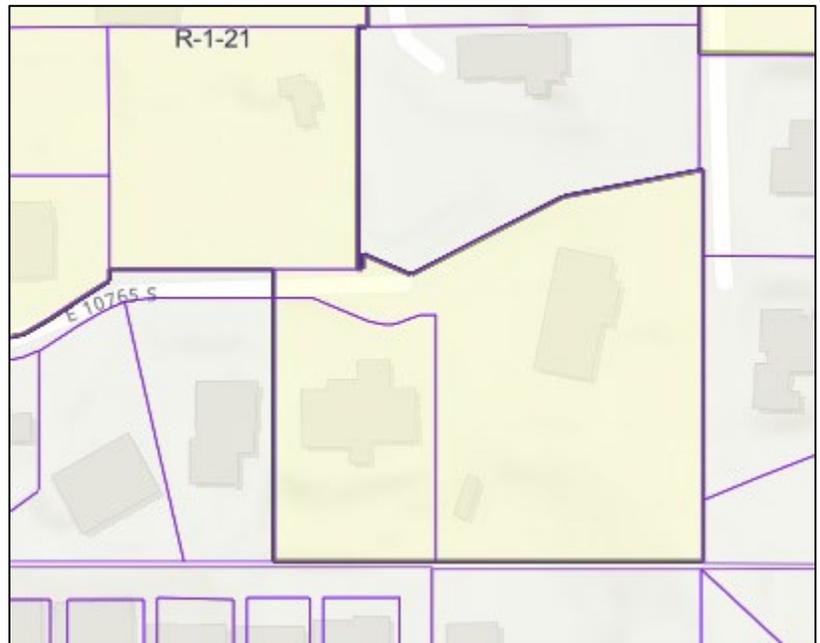
- This area is identified as one of the expansion areas shown in figure 7.2.1 (Section 7 – Targeted Growth Plan – Annexation Policy Plan, page T78).
- Annexation Policy Plan: Goal – Annexation of unincorporated areas into Sandy City will comply with the provisions of State Statute and the City’s Annexation 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-1-21. The R-1-21 zone requires a minimum of 21,000 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-1-20 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 Finley Mini Annexation be approved and zoned R-1-20 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (north, west 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-1-20** 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
Van Winklke Family Trust	2815302062	\$1,664,100	0.59
Thomas & Nancy Finley Fam Trust	2815302063	\$1,631,090	1.40

File Name: S:\USERS\PLN\STAFFRPT\2026/Finley Mini Annexation.DOCX



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

File #: 26-183, **Version:** 1

Date: 3/19/2026

Minutes from the March 5, 2026 Meeting



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7256

Meeting Minutes

Planning Commission

Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport
Craig Kitterman (Alternate)
Jennifer George (Alternate)

Thursday, March 5, 2026

6:15 PM

Council Chambers and Online

Meeting procedures are found at the end of this agenda.

This Planning Commission meeting will be conducted both in-person, in the Sandy City Council Chambers at City Hall, and via Zoom Webinar. Residents may attend and participate in the meeting either in-person or via the webinar link below. Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_u4_hdbxESE2AXqRGnGj4Sw

After registering, you will receive a confirmation email containing information about joining the webinar.

You can join the meeting with the following link:

<https://us02web.zoom.us/j/87334204209>

Or join via phone by dialing:

US: 253 215 8782 or 346 248 7799 or 669 900 6833 or 301 715 8592 or 312 626 6799 or 929 436 2866
(for higher quality, dial a number based on your current location)

International numbers available: <https://us02web.zoom.us/j/87334204209>

Webinar ID: 873 3420 4209

Passcode: 809766

4:00 PM FIELD TRIP

1. [26-061](#) Field Trip Map

Attachments: [030526.pdf](#)

5:15 PM EXECUTIVE SESSION

Meeting went into Recess

Meeting Reconvened

6:15 PM REGULAR SESSION

Welcome

z Pledge of Allegiance

Introductions

- Present** 7 - Commissioner Cameron Duncan
 Commissioner David Hart
 Commissioner Ron Mortimer
 Commissioner Daniel Schoenfeld
 Commissioner Steven Wrigley
 Commissioner Jennifer George
 Commissioner LaNiece Davenport
- Absent** 2 - Commissioner Dave Bromley
 Commissioner Craig Kitterman

Public Meeting Items

- 2. [CUP0127202](#) [6-007107](#) Waddoups Accessory Structure (Conditional Use Permit)
 20 Rollingwood Ln.
 [Community 28, Pepper Dell]

Attachments: [Staff Report](#)
[Exhibit C](#)

Mike Wilcox, Sandy City Planning & Zoning Director, introduced this item to the Planning Commission.

Doug & Stephanie Waddoups, 20 Rollingwood Lane, Sandy, presented this item to the Planning Commission.

Sarah Stringham, Sandy City Planner, further presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by David Hart, seconded by Steven Wrigley, that the Planning Commission approve a Conditional Use Permit for additional size and height for the property located at 20 Rollingwood Lane based on the two findings and subject to the four conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 6 - David Hart
 Ron Mortimer
 Daniel Schoenfeld
 Steven Wrigley
 Jennifer George
 LaNiece Davenport

Absent: 2 - Dave Bromley
 Craig Kitterman

Recused: 1 - Cameron Duncan

Nonvoting: 0

3. [SPR0417202](#) [5-006955](#) Mark Ray Medical/Dental Office - Commercial Site Plan Review
 7865 S 700 East
 [Community #6, High Point]

Attachments: [Staff Report](#)
[Exhibits A-C](#)

Mike Wilcox, Sandy City Planning & Zoning Director, introduced this item to the Planning Commission.

Robert Money, 2457 Countryside Lane, West Jordan, presented this item to the Planning Commission.

Clinton Spencer, Sandy City Development Services Manager, further presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Daniel Schoenfeld closed this item to public comment.

A motion was made by LaNiece Davenport, seconded by David Hart, that the Planning Commission determine preliminary site plan review is substantially complete for the proposed Mark Ray Medical Office building located at 7865 S 700 E based on the three findings and subject to the ten conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 7 - Cameron Duncan
 David Hart
 Ron Mortimer
 Daniel Schoenfeld
 Steven Wrigley
 Jennifer George
 LaNiece Davenport

Absent: 2 - Dave Bromley
 Craig Kitterman

Nonvoting: 0

4. [SUB0718202](#) Monroe Street Center Commercial Condo (Condominium Amendment)
[5-007000](#) 111 W 9000 S
 [Community 2, Civic Center]

Attachments: [Staff Report](#)
[Exhibit A](#)
[Exhibit B](#)

Mike Wilcox, Sandy City Planning & Zoning Director, introduced this item to the Planning Commission.

Mark Sudbury presented this item to the Planning Commission.

Thomas Irvin, Sandy City Senior Planner, further presented this item to the Planning Commission.

Daniel Schoenfeld opened this item for public comment.

Tony Lau, 325 E 9125 S, Sandy, asked that the recorded plat reflects accurate square footage.

Daniel Schoenfeld closed this item to public comment.

Mark Sudbury said when the remodel was done it was recorded and the footprint has not changed.

Thomas Irvin said that what's on record is an accurate representation as to how the structure is built.

A motion was made by David Hart, seconded by Jennifer George, that the Planning Commission determine that preliminary subdivision review is substantially complete for the Monroe Street Center Commercial Condominium located at 111 W 9000 S based on the three findings and subject to the six conditions detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 7 - Cameron Duncan
 David Hart
 Ron Mortimer
 Daniel Schoenfeld
 Steven Wrigley
 Jennifer George
 LaNiece Davenport

- Absent:** 2 - Dave Bromley
 Craig Kitterman

Nonvoting: 0

5. [SPX0220202](#) Silver Sage Estates Subdivision (Special Exceptions)
[6-007116](#) 10175 S Dimple Dell Rd
 [Community 3, The Dell]

Mike Wilcox, Sandy City Planning & Zoning Director, introduced this item by saying that the applicant requested for this item to be tabled to a date uncertain.

Daniel Schoenfeld opened this item for public comment.

George Allen, 10190 Majestic Canyon Road, has no issue with the subdivision but wanted to ensure the drainage issues were fixed.

Doug & Barbara Luiten, 10174 Majestic Canyon Road, would like to make sure that there's a main corridor for wildlife to travel east and west into Dimple Dell.

Daniel Schoenfeld closed this item to public comment.

Thomas Irvin said the applicant is aware of resident concerns over the wildlife corridor.

A motion was made by David Hart, seconded by Steven Wrigley that the Planning Commission table this item to a later date. The motion carried by the following roll call vote:

- Yes:** 7 - Cameron Duncan
 David Hart
 Ron Mortimer
 Daniel Schoenfeld
 Steven Wrigley
 Jennifer George
 LaNiece Davenport

- Absent:** 2 - Dave Bromley
 Craig Kitterman

Nonvoting: 0

6. [SUB1208202](#) Silver Sage Estates Subdivision (Preliminary Subdivision Review)
[5-007089](#) 10175 S Dimple Dell Rd.
 [Community 29, The Dell]

- Attachments:** [Staff Report](#)
[Exhibit A](#)
[Exhibit C](#)

A motion was made by David Hart, seconded by Cameron Duncan, that the Planning Commission table this item to a later date. The motion carried by the following roll call vote:

- Yes:** 7 - Cameron Duncan
 David Hart
 Ron Mortimer
 Daniel Schoenfeld
 Steven Wrigley
 Jennifer George
 LaNiece Davenport

Absent: 2 - Dave Bromley
Craig Kitterman

Nonvoting: 0

Administrative Business

1. Minutes

An all in favor motion was made to approve the meeting minutes from 02.19.2026.

[26-062](#) Minutes from the February 19, 2026 Meeting

Attachments: [02.19.2026 PC Minutes \(DRAFT\).pdf](#)

2. Sandy City Development Report

[26-063](#) Development Report

Attachments: [03.01.2026 DEV REPORT.pdf](#)

3. Director's Report

Adjournment

An all in favor motion was made to adjourn.

DRAFT

Meeting Procedure

1. Staff Introduction
2. Developer/Project Applicant presentation
3. Staff Presentation
4. Open Public Comment (if item has been noticed to the public)
5. Close Public Comment
6. Planning Commission Deliberation
7. Planning Commission Motion

In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 2 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these time limits should be submitted in writing to the Community Development Department prior to noon the day before the scheduled meeting.

Planning Commission applications may be tabled if: 1) Additional information is needed in order to take action on the item; OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. No agenda item will begin after 11 pm without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regular scheduled meeting.

In compliance with the Americans With Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, or if you have any questions regarding the Planning Commission Agenda or any of the items, please call the Sandy City Planning Department at (801) 568-7256