



SANDY CITY COMMUNITY DEVELOPMENT

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Staff Report Memorandum January 15, 2026

To: City Council via Planning Commission
From: Community Development Department
Subject: Summerhays Annexation (R-1-40A Zone)
2935 E. Dimple Dell Road
[Community #29]

ANX11182025-007083

Approximately 5.77 Acres

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

Request

Jeff Summerhays, representing the property owner Arleen May Summerhays, is requesting to annex a certain contiguous unincorporated area, totaling approximately 5.77 acres, located at 2935 E. Dimple Dell Road in Salt Lake County, Utah. The subject property under consideration for annexation contains one lot with two individual homes. The property owner expressed interest in being annexed into Sandy City now rather than later as per HB 330 (2024 legislative session). The owner is considering further subdividing the property after being annexed into Sandy City.

Background

Staff does have the consent from the property owner.

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

Public Notice and Outreach

The City Council approved Resolution 25-52C on December 16, 2025, which set a public hearing for January 20, 2026, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.



Analysis

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

1. The City is considering annexing the area pursuant to 10-2-812 Utah Code Annotated.
2. The area is contiguous to the Sandy City boundary (west, south and east 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:

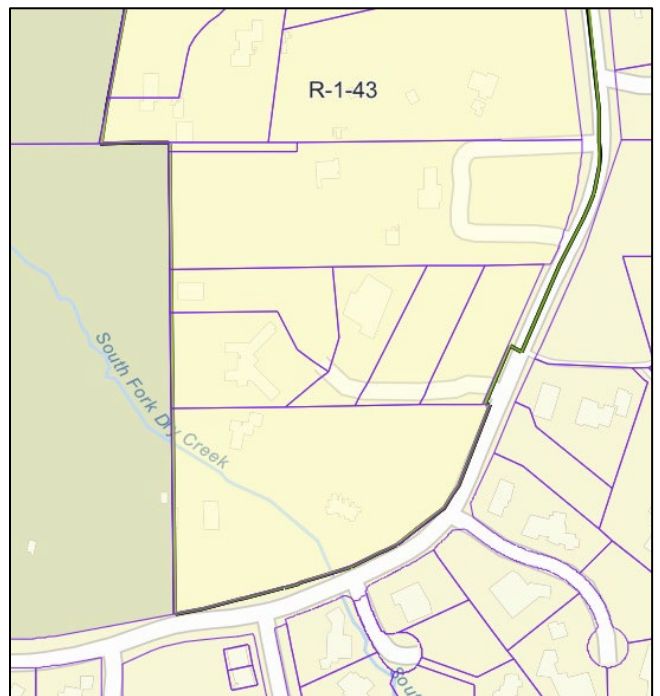
- This area is identified as one of the expansion areas shown in figure 7.2.1 (Section 7 – Targeted Growth Plan – Annexation Policy Plan, page T78).
- Annexation Policy Plan: Goal – Annexation of unincorporated areas into Sandy City will comply with the provisions of State Statute and the City’s Annexation 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-1-43. 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. There are a variety of residential zoning districts in this area within Sandy City. These zones include R-1-40A (to the east), R-1-20A (to the south) and PUD(1.62) (to the southwest).



Recommendation

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

1. The area is **contiguous** to the Sandy City boundary (west, south and east 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-1-40A** 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
Summer Oaks Farms	28-14-326-013	\$3,542,880	5.72

File Name: S:\USERS\PLN\STAFFRPT\2025\Summerhays Annexation.DOCX