

ORDINANCE NO. #26-02

SUMMERHAYS ANNEXATION

AN ORDINANCE ANNEXING PARCELS OF A CONTIGUOUS UNINCORPORATED AREA, TOTALING APPROXIMATELY 5.77 ACRES, FOR THE PROPERTY LOCATED AT 2935 E. DIMPLE DELL ROAD, IN SALT LAKE COUNTY INTO THE MUNICIPALITY OF SANDY CITY; ESTABLISHING ZONING FOR THE ANNEXED PROPERTY; ALSO PROVIDING A SEVERANCE AND EFFECTIVE DATE FOR THE ANNEXATION.

WHEREAS, the Sandy City Council finds and determines as follows:

1. Section 10-2-812, Utah Code Annotated, authorizes the City to annex contiguous areas within unincorporated county islands and peninsulas without a petition if it satisfies certain statutory requirements.
2. The City has complied with all statutory requirements, including, without limitation: (1) the property proposed to be annexed, located at 2935 E. Dimple Dell Road is a contiguous area and is contiguous to the City; (2) the area proposed to be annexed is within the City's adopted expansion area; and (3) the annexation meets the requirements of Section 10-2-812.
3. On December 16, 2025, the City adopted Resolution No. 25-52C, attached hereto as Exhibit "A", describing the Area and indicating the City's intent to annex the Area. The City determined that not annexing the entire island or peninsula was in its best interest.
4. The City Public Notice to hold a public hearing on the proposed annexation of the Area was posted in Sandy City Hall, Sandy Parks & Recreation, the Salt Lake County Library-Sandy, the Sandy City Website - <http://www.sandy.utah.gov>, and the Utah Public Notice Website - <http://www.utah.gov/pmn> on December 17, 2025. The required notices were posted in or near the affected area in a location reasonably likely to be seen by residents of the affected area.
5. The City sent written notice to the board of each special district whose boundaries contain some or all of the Area, and to the Salt Lake County legislative body. The Notice, a copy of which is attached hereto as Exhibit "B", complied with all statutory requirements.
6. On or about January 20, 2026, the City Council held a public hearing on the proposed annexation.
7. The annexation of the Area is completed and takes effect on the date of the Lieutenant Governor's issuance of a certificate of annexation as per Section 10-2-813, Utah Code Annotated.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Sandy City that it does hereby:

1. Adopt this ordinance annexing the Area as shown in Exhibit "A" and on the plat filed in the office of the Sandy City Recorder.
2. Annex this property with the Zone of R-1-40A for the subject area.
3. Determine that not annexing the entire island or peninsula is in the City's best interest.
4. Confirm that, pursuant to Section 10-2-813, Utah Code Annotated, this annexation is completed and takes effect upon the date of the lieutenant governor's issuance of a certification of annexation.
5. Declare that all parts of this ordinance are severable and that if the annexation of the Area shall, for any reason, be held to be invalid or unenforceable, this shall not affect the validity of any associated or subsequent annexation.
6. Affirm that this ordinance shall become effective upon publication.

PASSED AND APPROVED this ____ day of _____, 2026.

Cyndi Sharkey, Chair
Sandy City Council

ATTEST:

City Recorder

PRESENTED to the Mayor of Sandy City for her approval this ____ day of _____, 2026.

APPROVED this ____ day of _____, 2026.

Monica Zoltanski, Mayor

ATTEST:

City Recorder

RECORDED this _____ day of _____, 2026.

SUMMARY PUBLISHED this _____ day of _____, 2026.

EXHIBIT “A”

RESOLUTION#25-52C

SUMMERHAYS ANNEXATION

A RESOLUTION INDICATING INTENT TO ANNEX AN UNINCORPORATED AREA,
SETTING A HEARING TO CONSIDER SUCH AN ANNEXATION, AND DIRECTING
PUBLICATION OF HEARING NOTICE

The City Council of Sandy City, State of Utah, finds and determines as follows:

1. Sandy City ("City") desires to annex parcels of contiguous unincorporated area, totaling approximately six acres, for the property located at 2935 E. Dimple Dell Road. This lot is currently in unincorporated Salt Lake County, Utah, and more specifically shown on the map attached hereto as Appendix "A".
2. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City's best interests.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SANDY CITY AS FOLLOWS:

1. Indicate the City Council's intent to annex the area shown in Appendix "A".
2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City's best interest.
3. Indicate the City Council's intent to withdraw the area shown in Appendix "A" from the municipal services district.
4. Set a public hearing for January 20, 2026, no earlier than 5:15 p.m., to consider the annexation.
5. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code.

Adopted by the Sandy City Council this 16 day of December, 2025.

Signed by:



0254445272544E1...

Brooke D'Sousa, Chair

Sady City Council

ATTEST:

DocuSigned by:
Wendy P.
688E7E8272014B1...



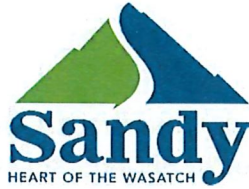
City Recorder

RECORDED this 17 day of December, 2025.



ANX11182025-007083
Summerhays Annexation
2935 E. Dimple Dell Rd.
Community Development Department

EXHIBIT “B”



**SANDY CITY PUBLIC NOTICE
INTENT TO ANNEX – SUMMERHAYS ANNEXATION**

NOTICE IS HEREBY GIVEN that the Sandy City Council has adopted a resolution, 25-52C, indicating its intent to annex an unincorporated area, located at 2935 E. Dimple Dell Road. On **January 20, 2026**, no earlier than 5:15 pm in a hybrid meeting, in accordance with Utah Code 52-4-207(4) Open and Public Meeting Act the Sandy City Council will hold a public hearing regarding the proposed Summerhays Annexation.

The January 20, 2026 Sandy City Council meeting will be conducted both virtually, via Zoom Webinar, and in-person at Sandy City Hall (10000 S. Centennial Parkway). Residents wishing to attend may access the January 20, 2026 meeting agenda at <https://sandyutah.legistar.com/Calendar.aspx> to obtain the Zoom Webinar link or for information regarding in-person attendance. The January 20, 2026 agenda will be published at least 24 hours prior to the beginning of the meeting. If a resident is unable to access the Zoom Webinar link or attend the meeting in person, they may submit a written comment via e-mail at CitizenComment@sandy.utah.gov.

Legal Description:

A parcel of land to be annexed from Salt Lake County to Sandy City, situated in the Southwest Quarter of Section 14, Township 3 South, Range 1 East, Salt Lake Base & Meridian, Salt Lake County, Utah. The boundaries of said parcel of land are described as follows:

Beginning at a point in the current SANDY CITY BOUNDARY LINE established by DIMPLE DELL ANNEXATION TO SANDY CITY AMENDED, recorded July 18, 2005, as Entry No. 9435231 in Book 2005P at Page 211 in the Office of the Salt Lake County Recorder, said point is also at the intersection of the north/south sixteenth line in the Southwest Quarter of said Section 14 and the northerly boundary line of property described in Warranty Deed in favor of SUMMER OAKS FARMS recorded as Entry No. 8664521 in Book 8804 at page 7994 in the Office of the Salt Lake County Recorder, said point is 1343.29 feet S.89°49'41"E. along the quarter section line to the Centerwest Sixteenth Corner and 588.93 feet S.00°02'26"E. along said north/south sixteenth line from the West Quarter Corner of said section 14 (Basis of Bearing is N.89°46'15"W. along the quarter section line between the found monuments representing the West Quarter Corner of said Section 14 and the West Quarter Corner of Section 15); and running thence along said northerly boundary line N.89°16'07"E. (N.89°12'00"E. by record) 716.99 feet to a point in the current SANDY CITY BOUNDARY LINE established by HUSTON ANNEXATION TO SANDY CITY, recorded October 9, 2008, as Entry No. 10538388 in Book 2008 at Page 261 in the Office of the Salt Lake County Recorder, said point is also in the northwesterly right of way line of Dimple Dell Road; thence along said current SANDY CITY BOUNDARY LINE and said northwesterly right of way line the following two (2) courses: 1) N.89°16'07"E. (N.89°12'00"E. by

record) 12.08 feet and 2) S.21°06'30"W. 99.51 feet (102.17 feet by record) to a point in the current SANDY CITY BOUNDARY LINE established by BECK/PERRI ANNEXATION TO SANDY CITY, recorded April 25, 2005, as Entry No. 9357271 in Book 2005P at Page 116 in the Office of the Salt Lake County Recorder, said point is also in the northwesterly right of way line of Dimple Dell Road; thence along said current SANDY CITY BOUNDARY LINE and said northwesterly right of way line the following four (4) courses: 1) S.21°06'30"W. 86.42 feet, 2) S.22°11'28"W. 10.403 feet, 3) S.33°00'00"W. 61.00 feet and 4) S.52°00'00"W. 82.63 feet to a point in the current SANDY CITY BOUNDARY LINE established by EXTENSION OF SANDY CITY LIMITS (BONHAM ANNEXATION), recorded September 22, 1992, as Entry No. 5335641 in Book 92-9 at Page 200 in the Office of the Salt Lake County Recorder, said point is also in the northwesterly right of way line of Dimple Dell Road; thence along said current SANDY CITY BOUNDARY LINE and said northwesterly right of way line the following five (5) courses: 1) S.52°00'00"W. 45.37 feet, 2) S.64°00'00"W. 107.00 feet, 3) S.69°00'00"W. 61.00 feet 4) S.74°24'00"W. 306.35 feet and 5) S.82°08'30"W. 76.23 feet to a point in the current SANDY CITY BOUNDARY LINE established by said DIMPLE DELL ANNEXATION TO SANDY CITY AMENDED, said point is also in said north/south sixteenth line; thence along said current SANDY CITY BOUNDARY LINE and said north/south sixteenth line N.00°02'26"W. (N.00°33'34"W. by record) 465.32 feet to the point of beginning.

The above described parcel of land contains 251,478 square feet or 5.77 acres in area, more or less.

The City Council will annex the area unless written protests to the annexation are presented at the public hearing, or are filed by 5:00 p.m., on the day of such hearing, with the Sandy City Recorder, Suite 311, Sandy City Hall, 10000 Centennial Parkway, Sandy Utah, by the owners of private real property that:

- (A) is located within the area proposed for annexation;
- (B) covers a majority of the total private land area within the entire area proposed for annexation; and
- (C) is equal in value to at least ½ the value of all private real property within the entire area proposed for annexation.

The area under consideration for annexation comprises approximately 5.77 acres. It is being proposed to annex this areas to the City with the R-1-40 zone. Any questions you may have regarding this annexation, may be directed to Brian McCuistion in the Community Development Department – 801-568-7268, bmccuistion@sandy.utah.gov

Posted: December 17, 2025

Utah Public Notice Website <https://www.utah.gov/pmn/>
Sandy City Website – <https://www.sandy.utah.gov/>
Sandy City Hall
Sandy Parks & Recreation
Salt Lake County Library - Sandy



25280-11 SUMMERHAYS ANNEXATION DESCRIPTION

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