

ORDINANCE NO. 25-13

HIDDEN HOLLOW ANNEXATION

AN ORDINANCE ANNEXING PARCELS OF A CONTIGUOUS UNINCORPORATED AREA, TOTALING APPROXIMATELY 5.5 ACRES, LOCATED AT 10665 SOUTH DIMPLE DELL ROAD AND 3075 EAST DEER HOLLOW DRIVE 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.

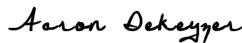
WHEREAS, the Sandy City Council finds and determines as follows:

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 properties proposed to be annexed, located at 10665 South Dimple Dell Road and 3075 East Deer Hollow Drive in Salt Lake County, comprising approximately 5.5 acres (“Area”), are contiguous areas and are contiguous to the City; (2) the areas proposed to be annexed are within the City’s adopted expansion area; and (3) the annexation meets the requirements of Section 10-2-812.
3. On April 15, 2025, the City adopted Resolution No. 25-12C, 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/pmnn> on May 2, 2025. The required notices were posted in ten places.
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 May 20, 2025, 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 field in the office of the Sandy City Recorder.
2. Annex these properties 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 20 day of May, 2025.

Signed by:



 820AF61848CF4A9...
 Aaron Dekeyser, Chair
 Sandy City Council

ATTEST:
 DocuSigned by:



 688E7E8272014B1...
 City Recorder

PRESENTED to the Mayor of Sandy City for her approval this 5/29/2025 day of 5/29/2025, 2025.

APPROVED this _____ day of 5/29/2025, 2025.

DocuSigned by:


 2FEF8CAF412042D...
 Monica Zoltanski, Mayor

ATTEST:
 DocuSigned by:


 688E7E8272014B1...
 City Recorder



RECORDED this 21 day of May, 2025.

SUMMARY PUBLISHED this 2 day of June, 2025.

EXHIBIT "A"

RESOLUTION 25-12C

HIDDEN HOLLOW 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 5.5 acres, located at 10665 South Dimple Dell Road and 3075 East Deer Hollow Drive. The parcels of land are currently in 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 described in Appendix “A”.

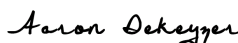
2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City’s best interest.

3. Indicate the City Council’s intent to withdraw the area described in Appendix “A” from the municipal services district.

4. Set a public hearing for May 20, 2025, 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 15th day of April, 2025.

Signed by:


820AF01848CF4A9...
Aaron Dekeyzer, Chair
Sandy City Council

ATTEST:



DocuSigned by:
Wendy R

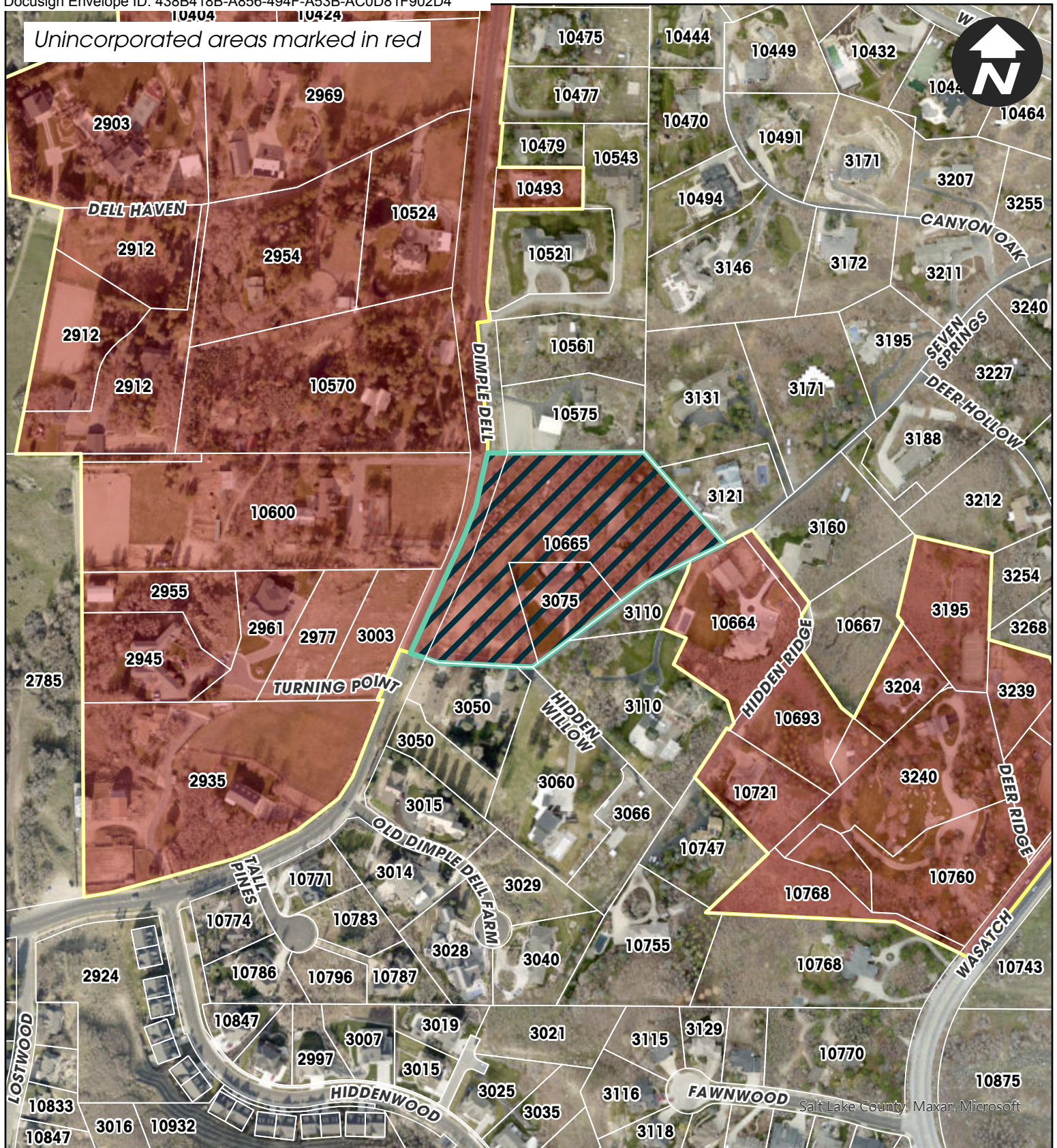
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City Recorder

RECORDED this 16 day of April, 2025.

APPENDIX “A”

Unincorporated areas marked in red



Hidden Hollow Annexation

 Subject Property





24225-32_HIDDEN HOLLOW ANNEXATION DESCRIPTION

A parcel of land to be annexed from Salt Lake County to Sandy City, situate 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 ALSTON ANNEXATION TO SANDY CITY, recorded December 14, 2012 as Entry No. 11536552 in Book 2012P at Page 207 in the Office of the Salt Lake County Recorder, said point is also the Northeast Corner of property described in Warranty Deed in favor of LISA K. HUETTER, TRUSTEE recorded as Entry No. 14161101 in Book 11449 at Page 4876 in the Office of the Salt Lake County Recorder, said point is 2625.62 feet S.00°36'52"W. along the quarter section line to the Center Quarter Corner of said Section 14 and 9.06 feet SOUTH and 11.81 feet WEST from the North Quarter Corner of said Section 14 (Basis of Bearing is S.89°02'20"W. along the section line between the monuments representing the North Quarter Corner and the Northwest Corner of said Section 14); and running thence along said current SANDY CITY BOUNDARY LINE S.42°47'30"E. 39.66 feet to a point in the CURRENT SANDY CITY BOUNDARY LINE established by HONEYSETT ANNEXATION TO SANDY CITY, recorded November 9, 2017 as Entry No. 12655486 in Book 2017P at Page 311 in the Office of the Salt Lake County Recorder; thence along said current SANDY CITY BOUNDARY LINE S.42°47'30"E. 246.80 feet to the Southeast Corner of said described property; thence along the southerly boundary line of said described property S.63°11'50"W. 90.97 feet to a point in the current SANDY CITY BOUNDARY LINE established by HUSTON ANNEXATION TO SANDY CITY recorded October 9, 2009 as Entry No. 10538388 in Book 2008P at Page 261 in the Office of the Salt Lake County Recorder; thence along said current SANDY CITY BOUNDARY LINE the following four (4) courses: 1) S.63°11'50"W. (S.63°11'55"W. by record) 119.02 feet, 2) S.53°08'30"W. 340.00 feet, 3) N.87°50'10"W. (N.87°50'16"W. by record) 230.00 feet and 4) N.70°26'10"W. (N.70°25'58"W. by record) 67.70 feet to the centerline of Dimple Dell Road; thence along said centerline the following five (5) courses: 1) N.23°45'16"E. 206.09 feet, 2) N.23°45'16"E. 15.08 feet, 3) N.26°46'30"E. 118.05 feet to the beginning of a 350.00 foot radius curve to the left, 4) northeasterly along the arc of said curve 171.66 feet through a central angle of 28°06'06" (note: chord for said curve bears N.12°43'27"E. for a distance of 169.95 feet) and 5) N.01°19'36"W. 3.90 feet to a point in the current SANDY CITY BOUNDARY LINE established by said ALSTON ANNEXATION TO SANDY CITY; thence along said current SANDY CITY BOUNDARY LINE EAST 378.90 feet to the point of beginning.

The above described parcel of land contains 235,863 square feet or 5.42 acres in area, more or less.

EXHIBIT "B"

**AMENDED
SANDY CITY PUBLIC NOTICE
INTENT TO ANNEX – HIDDEN HOLLOW ANNEXATION
(amended to correct legal description)**

NOTICE IS HEREBY GIVEN that the Sandy City Council has adopted a resolution, 25-12C, indicating its intent to annex an unincorporated area, located at 10665 South Dimple Dell Road and 3075 East Deer Hollow Drive. On **May 20, 2025**, 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 Hidden Hollow Annexation. The **May 20, 2025** Sandy City Council meeting will be conducted in-person and virtually, via Zoom Webinar. Citizens wishing to comment virtually on the proposed annexation must access the meeting via the Zoom Webinar link, which will be included on **May 20, 2025** meeting agenda. The meeting agenda will be published at least 24 hours prior to the beginning of the meeting and can be found at <https://sandyutah.legistar.com/Calendar.aspx>. If a citizen is unable to attend the meeting may email be citizencomment@sandy.utah.gov.

Legal Description:

A parcel of land to be annexed from Salt Lake County to Sandy City, situate 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 ALSTON ANNEXATION TO SANDY CITY, recorded December 14, 2012 as Entry No. 11536552 in Book 2012P at Page 207 in the Office of the Salt Lake County Recorder, said point is also the Northeast Corner of property described in Warranty Deed in favor of LISA K. HUETTER, TRUSTEE recorded as Entry No. 14161101 in Book 11449 at Page 4876 in the Office of the Salt Lake County Recorder, said point is 2625.62 feet S.00°36'52"W. along the quarter section line to the Center Quarter Corner of said Section 14 and 9.06 feet SOUTH and 11.81 feet WEST from the North Quarter Corner of said Section 14 (Basis of Bearing is S.89°02'20"W. along the section line between the monuments representing the North Quarter Corner and the Northwest Corner of said Section 14); and running thence along said current SANDY CITY BOUNDARY LINE S.42°47'30"E. 39.66 feet to a point in the CURRENT SANDY CITY BOUNDARY LINE established by HONEYSETT ANNEXATION TO SANDY CITY, recorded November 9, 2017 as Entry No. 12655486 in Book 2017P at Page 311 in the Office of the Salt Lake County Recorder; thence along said current SANDY CITY BOUNDARY LINE S.42°47'30"E. 246.80 feet to the Southeast Corner of said described property; thence along the southerly boundary line of said described property S.63°11'50"W. 90.97 feet to a point in the current SANDY CITY BOUNDARY LINE established by HUSTON ANNEXATION TO SANDY CITY recorded October 9, 2009 as Entry No. 10538388 in Book 2008P at Page 261 in the Office of the Salt Lake County Recorder; thence along said current SANDY CITY BOUNDARY LINE the following four (4) courses: 1) S.63°11'50"W. (S.63°11'55"W. by record) 119.02 feet, 2) S.53°08'30"W. 340.00 feet, 3) N.87°50'10"W. (N.87°50'16"W. by record) 230.00 feet and 4) N.70°26'10"W. (N.70°25'58"W. by record) 67.70 feet to the centerline of Dimple Dell Road; thence along said centerline the following five (5) courses: 1) N.23°45'16"E. 206.09 feet, 2) N.23°45'16"E. 15.08 feet, 3) N.26°46'30"E. 118.05 feet to the beginning of a 350.00 foot radius curve to the left, 4) northeasterly along the arc of said curve 171.66 feet through a central angle of 28°06'06" (note: chord for said curve bears N.12°43'27"E. for a distance of 169.95 feet) and 5) N.01°19'36"W. 3.90 feet to a point in the current SANDY CITY BOUNDARY LINE established by said ALSTON ANNEXATION TO SANDY CITY; thence along said current SANDY CITY BOUNDARY LINE EAST 378.90 feet to the point of beginning.

The above described parcel of land contains 235,863 square feet or 5.42 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 5.5 acres. It is being proposed to annex these properties to the City with the R-1-40A 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: August 23, 2024

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