



# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

MONICA ZOLTANSKI  
MAYOR

SHANE E. PACE  
CHIEF ADMINISTRATIVE OFFICER

## Staff Report Memorandum November 21, 2024

To: City Council via Planning Commission  
From: Community Development Department  
Subject: Bay Annexation (R-1-10)  
10175 S. Dimple Dell Road (two parcels)  
[Community #29]

ANX10152024-006870

2.64 Acres

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

### Request

James and Carol Bay are requesting to annex a certain contiguous unincorporated area, totaling approximately 2.64 acres, located at 10175 S. Dimple Dell Road, in Salt Lake County, Utah. The subject property under consideration for annexation contains two whole parcels, in addition to a small triangular shaped sliver of the adjacent owner's property where the majority of the lot was part of the Majestic Canyon Road II Annexation (2012). Also included is a small area of right-of-way. There is one existing single-family dwelling within the proposed annexation area.

This annexation was started by a perspective developer that is investigating the possibility of developing this property into a new single-family subdivision.

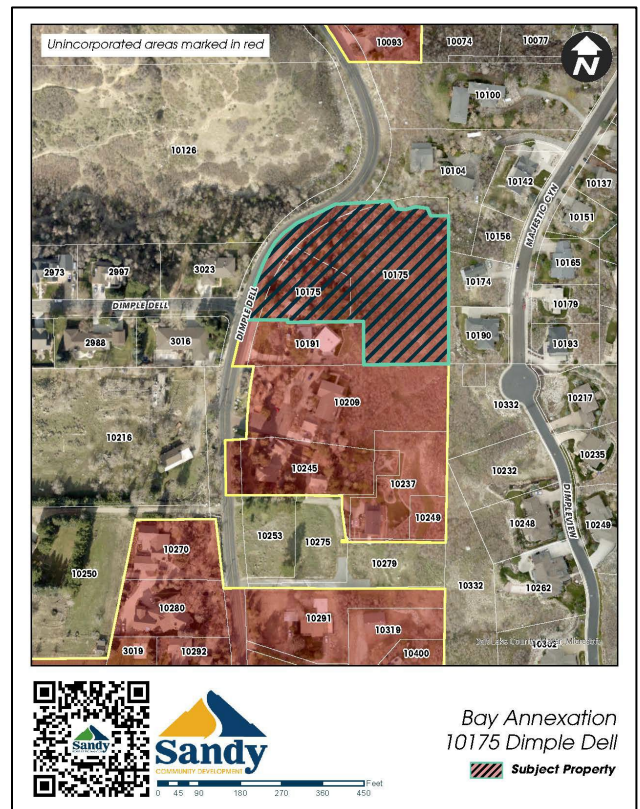
### Background

Staff does have the property owner's consent for the two main parcels at 10175 S. Dimple Dell Road.

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

### Public Notice and Outreach

The City Council approved Resolution 24-50C on October 22, 2024 which set a public hearing for December 10, 2024, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.



Bay Annexation  
10175 Dimple Dell  
Subject Property

**Analysis**

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

1. The City is considering annexing the area pursuant to 10-2-418 Utah Code Annotated.
2. The area is contiguous to the Sandy City boundary (north, west 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 property.

**General Plan**

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

p.43 *Recognize that economics alone is not sufficient reason to alter established neighborhoods. Human and environmental impacts also should be recognized.*

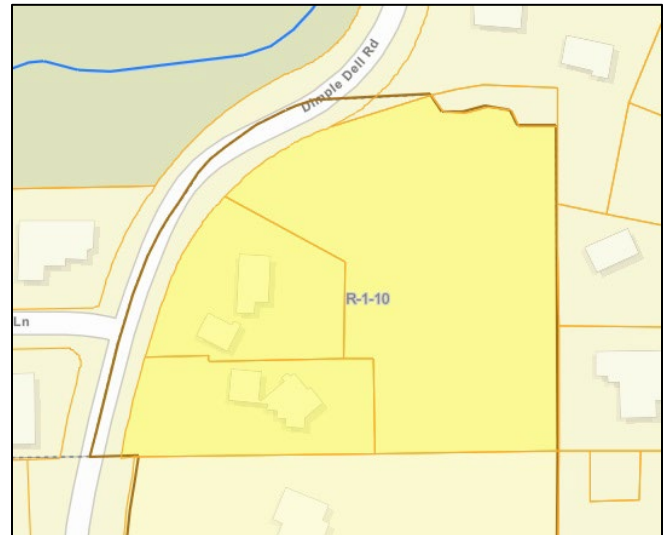
p.44 Require proposed zoning changes to be in harmony with established neighborhoods.

**Zoning**

The existing Salt Lake County zoning district for this unincorporated property is R-1-10.

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 ensure 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. Properties to the north, west and east are also zoned R-1-10.



**Recommendation**

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

1. The area is **contiguous** to the Sandy City boundary (north, west 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-1-10 zone** 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 (2024)	Acres
James & Carol Bay Revocable Trust	28-11-379-011	\$395,990	1.45
James & Carol Bay Revocable Trust	28-11-379-009	\$606,300	0.68
Daniel Rino; Kristen Kaps JT	28-11-455-020		Approx. 0.01

File Name: S:\USERS\PLN\STAFFRPT\2024\Bay Annexation.DOCX