SANDY CITY COMMUNITY DEVELOPMENT

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Staff Report Memorandum
May 1, 2025

To:	City Council via Planning Commission	
From:	Community Development Department	
Subject:	Hidden Hollow Annexation (R-1-40A Zone)	ANX03312025-006938
	10665 S. Dimple Dell Road and 3075 E. Deer Hollow Drive	
	[Community #29]	5.42 Acres

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

Request

Garrett Schmidt is requesting to annex a certain contiguous unincorporated area, totaling approximately 5.42 acres, located at 10665 S. Dimple Dell Road and 3075 E. Deer Hollow Drive, in Salt Lake County, Utah. The subject property under consideration for annexation contains two parcels. Both parcels currently have an existing single-family dwelling. The applicant intends to develop the larger parcel (10665 S. Dimple Dell Road) into a single-family subdivision after annexation.

Background

Staff does have the property owner consent for both parcels.

Sandy City borders the subject area to the north, south and portions of the east side.

Public Notice and Outreach

The City Council approved Resolution 54-12C on April 15, 2025, which set a public hearing for May 20, 2025, 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:

Hidden Hollow Annexation
///// Subject Property
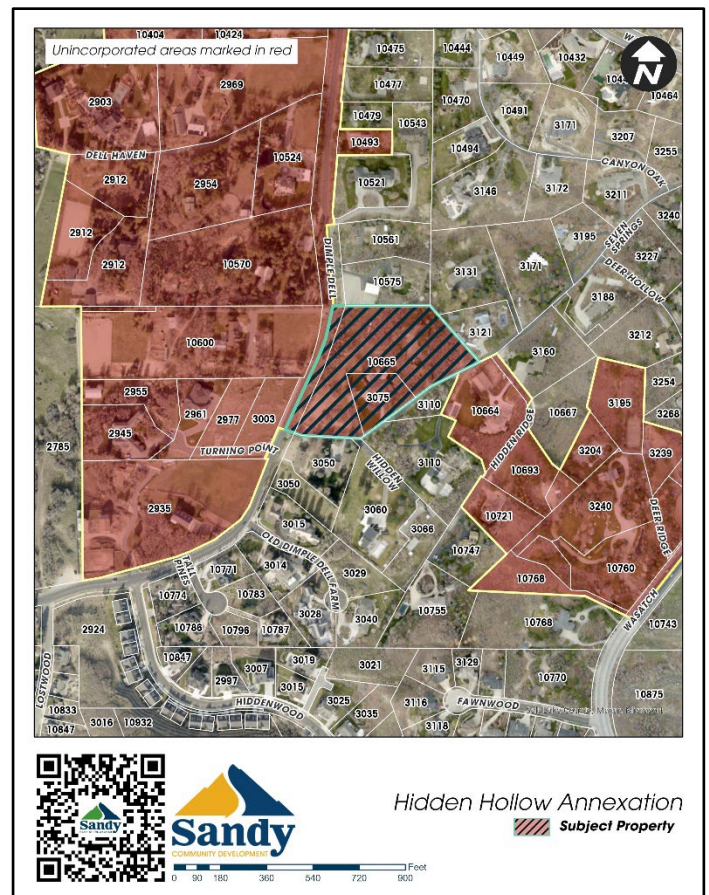
1. The City is considering annexing the area pursuant to 10-2-418 Utah Code Annotated.
2. The area is contiguous to the Sandy City boundary (north, south and portions of the east side).
3. The property is located within an area designated in the Sandy City General Plan for incorporation.
4. The City 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-1-43. The R-1-43 zone requires a minimum of 43,000 square feet of lot size for a single-family dwelling. The smaller parcel is just below 43,000 square feet.

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.

Both parcels are over 42,000 square feet. Staff is proposing to annex the subject property into the City with the R-1-40A zone. The area around these parcels in Sandy are zoned R-1-40A.
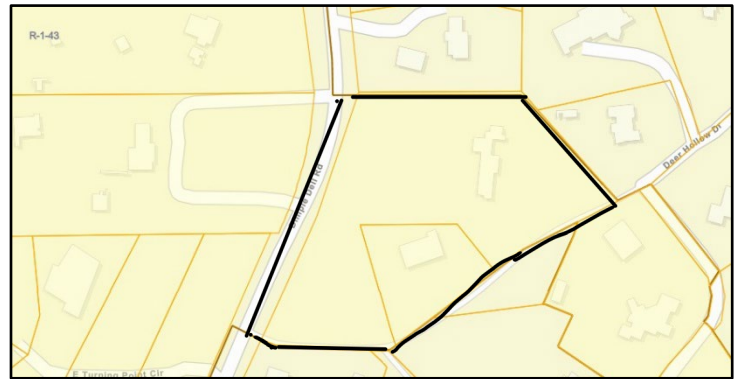
Recommendation

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

1. The area is **contiguous** to the Sandy City boundary (north, south and portions of the east side).
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 McCuistion
Asst. Community Development Director

Property Owner	Sidwell Number	Market Value (2024)	Acres
Lisa K Huetter Family Trust	28-14-327-002	$1,562,490	4.02
Steven & Debra Stowell	28-14-327-003	$1,480,000	0.98

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