

ORDINANCE NO. 26-43

APPLE HOLLOW COVE ANNEXATION

AN ORDINANCE ANNEXING PARCELS OF A CONTIGUOUS UNINCORPORATED AREA, TOTALING APPROXIMATELY 2.45 ACRES, FOR HOMES LOCATED AT 3002, 3014, 3019 AND 3020 E. APPLE HOLLOW COVE, 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 3002, 3014, 3019 and 3020 E. Apple Hollow Cove, 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 March 31, 2026, the City adopted Resolution No. 26-47C, 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 April 3, 2026. 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 May 5, 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 field in the office of the Sandy City Recorder.
2. Annex this property with the Zone of R-1-20A 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 #26-47C

APPLE HOLLOW COVE 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 2.45 acres, for homes located at 3002, 3014, 3019 and 3020 E. Apple Hollow Cove. These 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”.

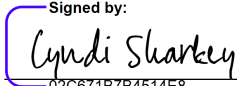
2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City’s best interest.

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 5, 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 31st day of March, 2026.

Signed by:

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Cyndi Sharkey, Chair
Sandy City Council

ATTEST:



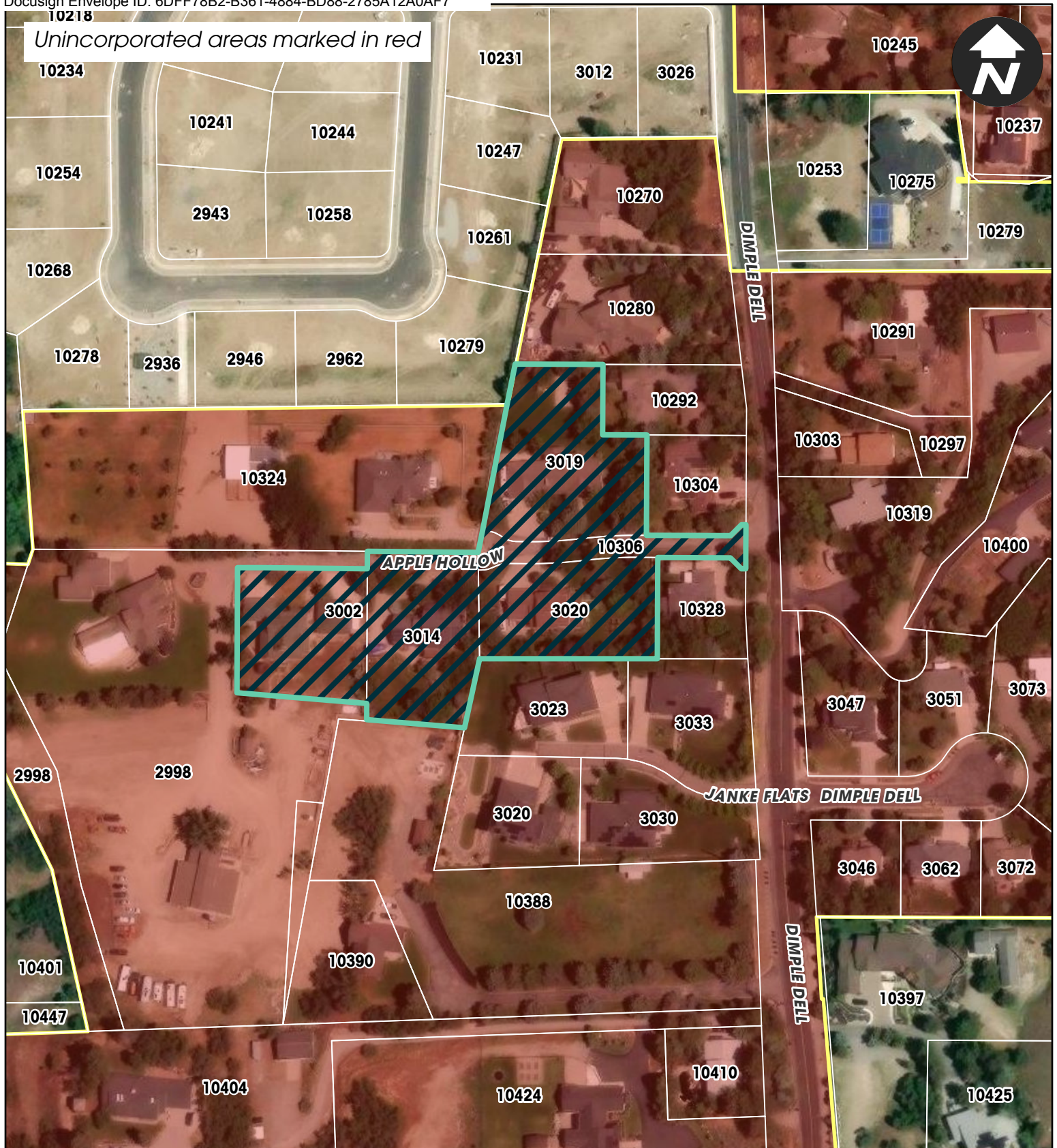
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Wendy R
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City Recorder

RECORDED this 1st day of April, 2026.

APPENDIX “A”

Unincorporated areas marked in red



3002, 3014, 3019 and 3020
 Apple Hollow Cove Annexation

 **Subject Property**

EXHIBIT “B”



SANDY CITY PUBLIC NOTICE INTENT TO ANNEX

NOTICE IS HEREBY GIVEN that the Sandy City Council has adopted resolutions indicating its intent to annex unincorporated areas. A list of resolutions with descriptions has been attached to this notice. On **May 5, 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 annexations.

The May 5, 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 May 5, 2026 meeting agenda at <https://sandyutah.legistar.com/Calendar.aspx> to obtain the Zoom Webinar link or for information regarding in-person attendance. The May 5, 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.

Each of the proposed annexations described in the attached list is a separate annexation. For each proposed annexation, the City Council will annex that area unless, at or before the public hearing, written protests are filed 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.

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

Resolution #26-45C – WILCOX ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 1.62 acres for a home located at 10275 S. Altavilla Drive. The area under consideration is being proposed to annex the property to the City with the R-1-40A zone.

Resolution #26-46C – KSEL 2 ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 1.78 acres for homes located at 2811, 2813 and 2815 E. Ksel Drive. The area under consideration is being proposed to annex the property to the City with the R-1-10 zone.

Resolution #26-47C – APPLE HOLLOW COVE ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 2.45 acres for homes located at 3002, 3014, 3019 and 3020 E. Apple Hollow Cove. The area under consideration is being proposed to annex the property to the City with the R-1-20A zone.

Resolution #26-48C – DIMPLE DELL CIRCLE ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately 1.34 acres for homes located at 3046, 3047 and 3072 E. Dimple Dell Circle. The area under consideration is being proposed to annex the property to the City with the R-1-20 zone.

Resolution #26-49C – VAN LEEUWEN ANNEXATION

Sandy City desires to annex a parcel of contiguous unincorporated area, totaling approximately .5 acres for a home located at 9520 S. Ksel Drive. The area under consideration is being proposed to annex the property to the City with the R-1-10 zone.

Posted: April 3, 2026

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