



SANDY CITY COMMUNITY DEVELOPMENT

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COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
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CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum March 19, 2026

To: City Council via Planning Commission
From: Community Development Department
Subject: Turning Point Annexation (R-1-40 Zone)
2945, 2955, 2961, 2977 and 3003 E Turning Point Cir.
[Community #29]

ANX02262026-007147

Approximately 5.62 Acres

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

Request

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 5.62 acres, located at 2945, 2955, 2961, 2977 and 3003 E Turning Point Circle, in Salt Lake County, Utah. The subject property under consideration for annexation contains five lots. The agreement was signed on October 27, 2016, as part of the water letter agreement consenting to annex the property into Sandy City in exchange for providing water to these properties.

Background

Staff does have the water letter/consent.

Sandy City borders the subject area to the west and east.

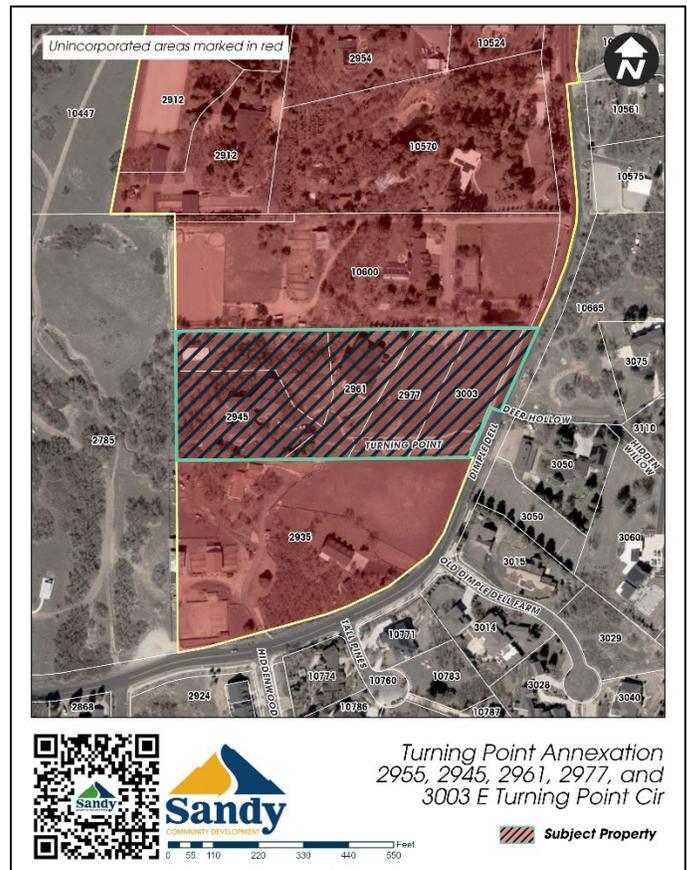
Public Notice and Outreach

The City Council approved Resolution 26-35C on March 3, 2026, which set a public hearing for April 7, 2026, 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:

1. The City is considering annexing the area pursuant to 10-2-812 Utah Code Annotated.



Turning Point Annexation
2955, 2945, 2961, 2977, and
3003 E Turning Point Cir

Subject Property

2. The area is contiguous to the Sandy City boundary (west and east).
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 area.

General Plan

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

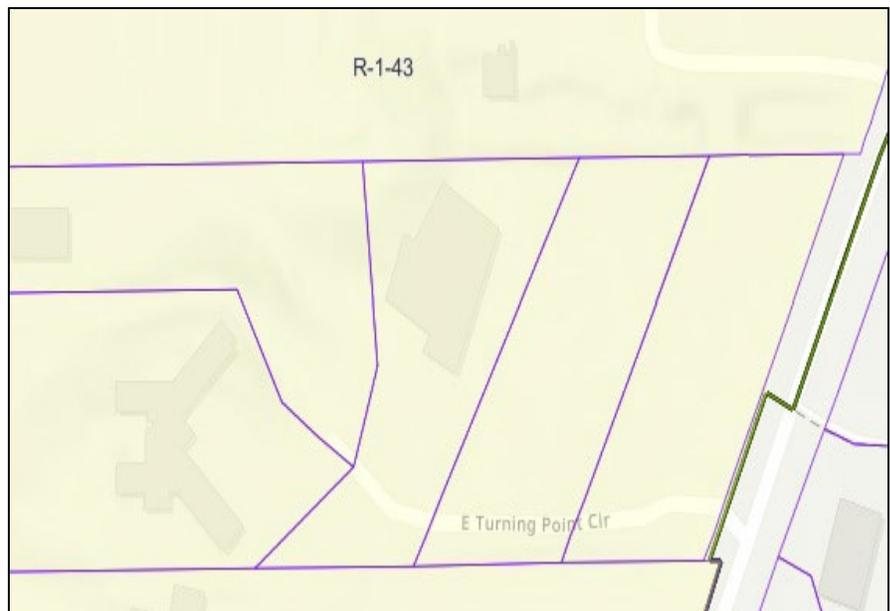
- This area is identified as one of the expansion areas shown in figure 7.2.1 (Section 7 – Targeted Growth Plan – Annexation Policy Plan, page T78).
- Annexation Policy Plan: Goal – Annexation of unincorporated areas into Sandy City will comply with the provisions of State Statute and the City’s Annexation Policy Plan.
- Annexation Policy Plan: Objective – Areas annexed into Sandy because of automatic annexation will be incorporated into Sandy’s Future Land Use Map and planning in accordance with this plan.
- Annexation Policy Plan: Policies – The future land use of newly annexed areas will be consistent with the provisions of Sandy’s Future Land Use Map and plan. Infrastructure needs in newly annexed areas will be treated consistently with other areas of Sandy. (Section 7 – Targeted Growth Plan, Page T85)

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.

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.

Staff is proposing to annex the subject property into the City with the R-1-40 zone. All five lots are over one acre.



Recommendation

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

1. The area is **contiguous** to the Sandy City boundary (west and east).
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-1-40** is appropriate for this property based upon current land uses within the area.
5. The City is providing water service based upon the agreement to annex.

Planner:



Brian McCuiston
Asst. Community Development Director

Property Owner	Sidwell Number	Market Value (2025)	Acres
Utah Behavioral Health Services LLC	2814326015	\$3,047,790	1.47
Utah Behavioral Health Services LLC	2814326014	\$608,900	1.14
Utah Behavioral Health Services LLC	2814326016	\$2,422,590	1.01
Utah Behavioral Health Services LLC	2814326017	\$559,700	1.00
Utah Behavioral Health Services LLC	2814326018	\$531,700	1.00

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