



SANDY CITY COMMUNITY DEVELOPMENT

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Staff Report Memorandum March 19, 2026

To: City Council via Planning Commission
From: Community Development Department
Subject: LCR 2 Annexation (R-1-15 Zone)
4118, 4124, 4246 E Little Cottonwood Rd., 4010 E Alta Approach,
Alta Approach Condominiums (4061 E- 4115 E Quarry Dr.)
[Community #30]

ANX02262026-007144

Approximately 13.12 Acres

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

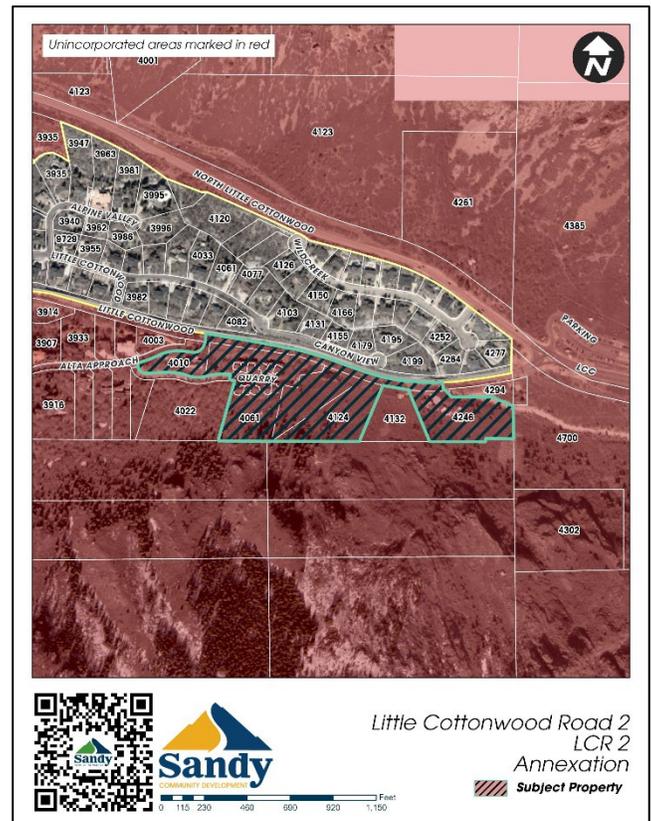
Request

Sandy City is requesting to annex a certain contiguous unincorporated area, totaling approximately 13.12 acres, located at 4118, 4124, 4246 E Little Cottonwood Road, 4010 E Alta Approach and the Alta Approach Condominiums (4061 E- 4115 E Quarry Dr.) in Salt Lake County, Utah. The subject property under consideration for annexation contains 16 parcels. A previous owner of 4118 E Little Cottonwood Road signed a consent on July 6, 2015. The owner of 4124 E Little Cottonwood Road signed a consent on August 25, 2025. A former owner of 4010 E Alta Approach Road signed a consent on April 27, 2015. The owner of 4246 E Little Cottonwood Road signed a consent on July 20, 2017. The developer of the condominiums signed an annexation agreement on May 17, 1982. The owners of these lots and/or developments signed a water letter agreement consenting to annex the property in exchange for Sandy City providing water to these properties.

Background

Staff does have the agreements/consents.

Sandy City borders the subject area to the north.



Little Cottonwood Road 2
LCR 2
Annexation
Subject Property

Public Notice and Outreach

The City Council approved Resolution 26-32C 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.
2. The area is contiguous to the Sandy City boundary (north).
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-1-15. The R-1-15 zone requires a minimum of 15,000 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-1-15 zone. The single family dwelling lots are each over 15,000 square feet. The condominiums will be considered legal non-conforming lots.

Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the LCR 2 Annexation be approved and zoned R-1-15 based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (north).
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-1-15** 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
Doug & Kimberlee Goldsmith	2812403002	\$2,575,900	.94
Brennan & Alexis Crellin	2812428017	\$1,173,190	1.79
Mary Roberta Caviness	2812428018	\$546,100	2.20
Steven Strong	2812428021	\$2,663,690	2.73
Alta Approach Condo & Ph 2 Common Area Master Card	2812429013	\$1,597,700	4.13
Mark Snyderman & Lynn Walter	2812429007	\$957,300	0.01
Dennis Fitzgerald Family Trust	2812429006	\$749,100	0.01
DMDevine Living Trust	2812429005	\$744,500	0.01
Lucas Paratore	2812429004	\$1,027,000	0.01
JC1 Properties LLC	2812429003	\$820,800	0.01
Benjamin & Megan Sibbett	2812429002	\$1,017,400	0.01
Dallas Loos; Nycha Schlegel	2812429008	\$958,400	0.01
Perez Benfatto Joint Rev. Living Trust	2812429009	\$731,000	0.01
Jacob Laskin	2812429010	\$977,600	0.01
Gregory Johnson	2812429011	\$781,300	0.01
Kelvin Lu & Kristen Twomey	2812429012	\$926,800	0.01

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