



SANDY CITY COMMUNITY DEVELOPMENT

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Staff Report Memorandum April 16, 2026

To: City Council via Planning Commission
From: Community Development Department
Subject: Apple Hollow Cove Annexation (R-1-20A Zone)
3002, 3014, 3019 and 3020 E Apple Hollow Cove
[Community #29]

ANX03262026-007178

Approximately 2.45 Acres

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

Request

Brian Curley and his neighbors are requesting to annex a certain contiguous unincorporated area, totaling approximately 2.45 acres, located at 3002, 3014, 3019 and 3020 E Apple Hollow Cove in Salt Lake County, Utah. The subject property under consideration for annexation contains four lots. The property owners expressed interest in being annexed into Sandy City now rather than later as per HB 330 (2024 legislative session).

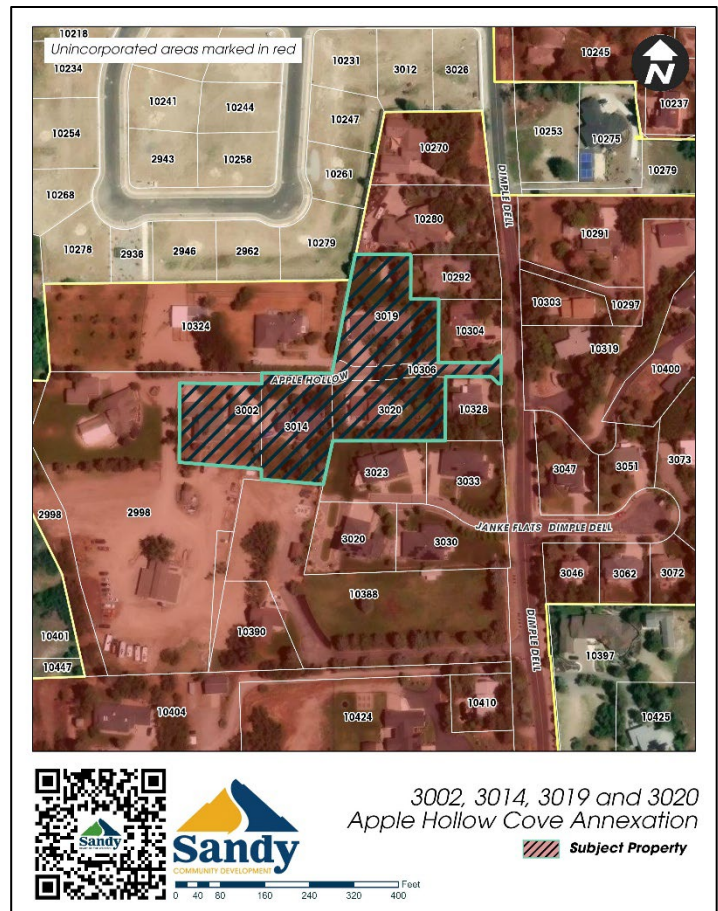
Background

Staff does have the consent from the property owners. One of the property owners signed an agreement to annex into Sandy City as part of the water share agreement that was signed on August 25, 2025.

Sandy City borders a portion of this annexation on the northwest side. Upon the approval of the Scrub Oak, G Miller and Janke Flats Annexations, Sandy City will border the subject area on the north, south and west sides.

Public Notice and Outreach

The City Council approved Resolution 26-47C on March 31, 2026, which set a public hearing for May 5, 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 (northwest 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 area.

General Plan

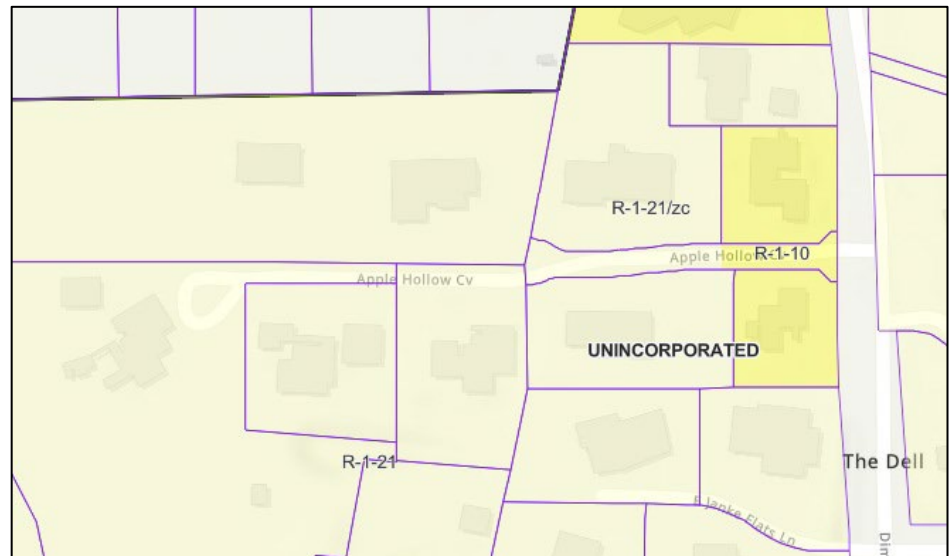
Portions of the Sandy City General Plan which relate to this application are as follows:

- 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-1-21. The R-1-21 zone requires a minimum of 21,000 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-1-20A zone. Each of the lots are over 0.5 acres.

Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Apple Hollow Cove Annexation be approved and zoned R-1-20A based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (northwest 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-1-20A** 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 (2025)	Acres
Brian & Jennifer Curley	28-14-126-027	\$1,133,400	0.50
Heidi Hilton Zarbock Trust	28-14-126-032	\$1,135,900	0.56
Robert & Allison Gibbons Trust	28-14-126-051	\$1,488,200	0.67
Michael & Judith Braun Family Trust	28-14-126-036	\$1,168,000	0.51

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