

STATE OF UTAH



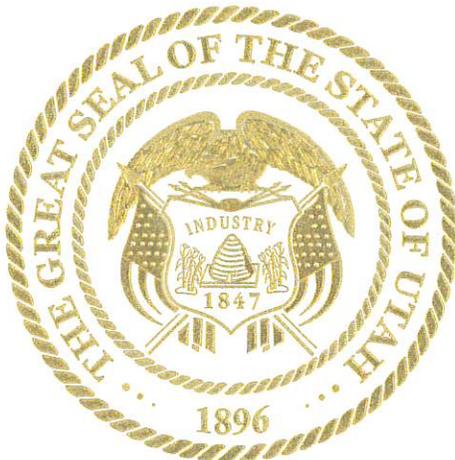
OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of annexation known as the HIDDEN HOLLOW ANNEXATION, located in SANDY CITY, dated JUNE 5, 2025, complying with §67-1a-6.5, Utah Code Annotated, 1953, as amended.

Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the HIDDEN HOLLOW ANNEXATION, located in SALT LAKE COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 13<sup>th</sup> day of June, 2025 at Salt Lake City, Utah.



A handwritten signature in black ink that reads "Deidre M. Henderson".

DEIDRE M. HENDERSON  
Lieutenant Governor

## Notice of Impending Boundary Action with Approved Final Local Entity Plat

May 20, 2025

Deidre Henderson, Lieutenant Governor  
Lieutenant Governor's Office  
Utah State Capital Complex, Suite 200  
350 North State Street  
Salt Lake City, Utah 84114

Dear Lieutenant Governor Henderson:

Annexations in Sandy City are approved by the City Council - the City's legislative body. On or about May 20, 2025 the City Council adopted an ordinance approving the following annexation:

### **Hidden Hollow Annexation to Sandy City**

As chair of the Sandy City Council during this time, and on behalf of Sandy City, I hereby notify you of this impending boundary action which is more fully described in the Approved Final Local Entity Plat which accompanies this notice. I further certify that all requirements applicable to this annexation have been met.

Accordingly, on behalf of the Sandy City Council, I request that you issue a Certificate of Annexation for this boundary action as described in Section 67-1a-6.5 of the Utah Code. Section 10-2-813 of the Utah Code provides that the effective date of the annexation is the date on which you issue the Certificate of Annexation.

Respectfully Submitted,

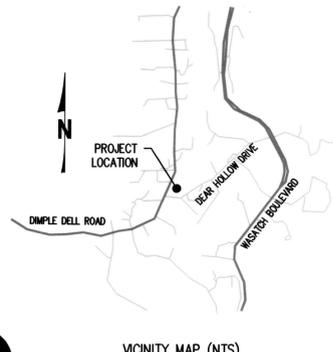
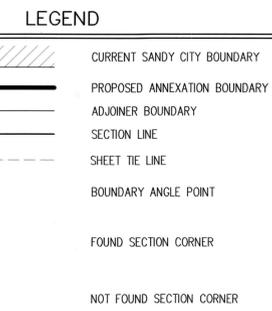
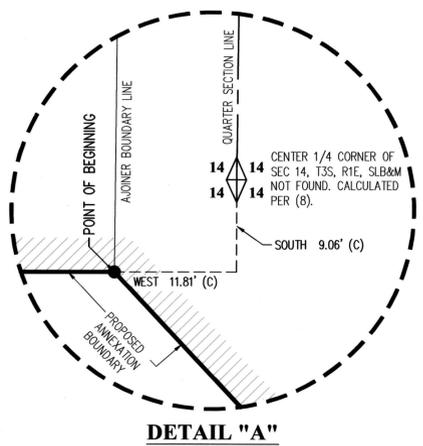
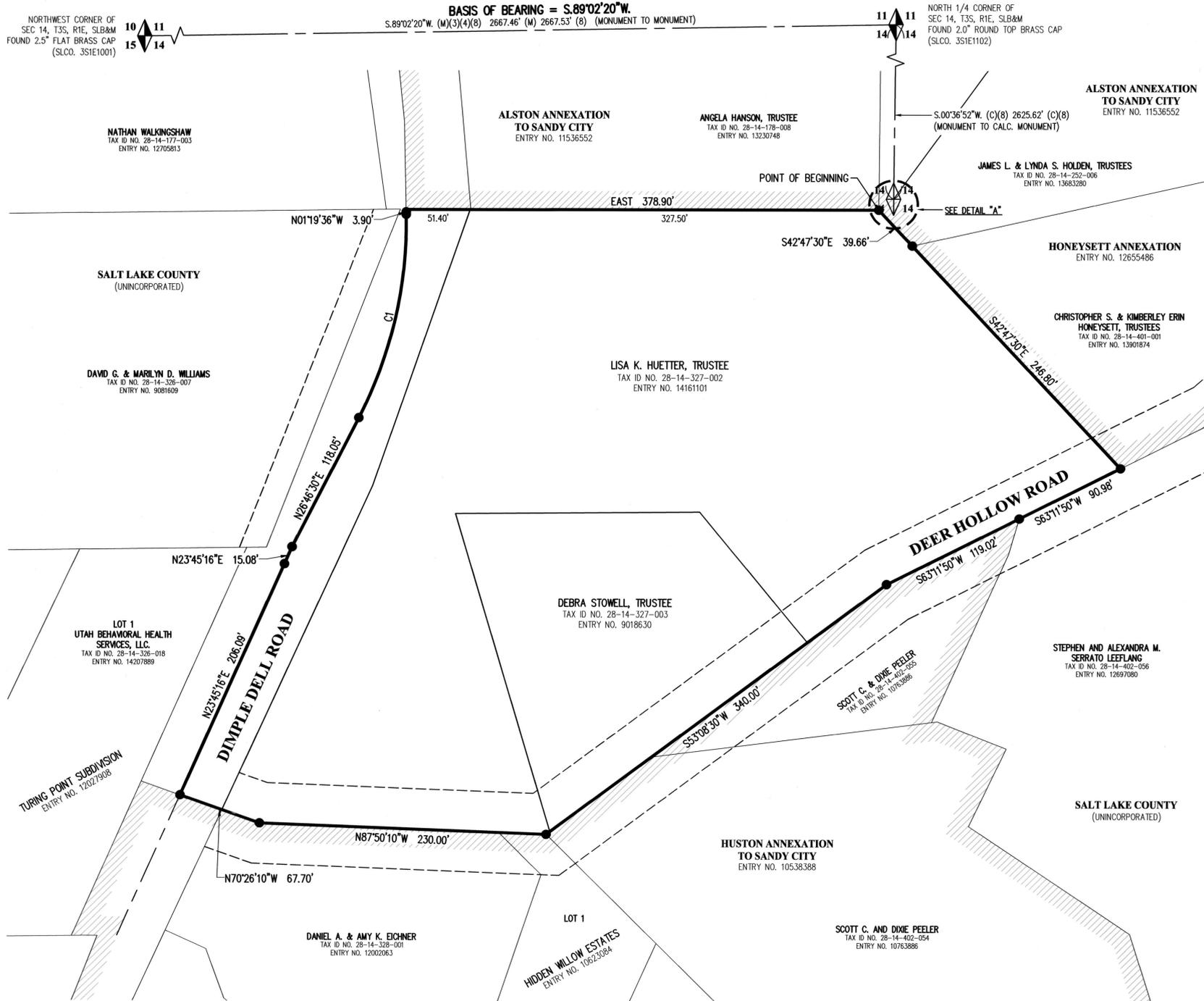


Chair, Sandy City Council

# FINAL LOCAL ENTITY PLAT

## HIDDEN HOLLOW ANNEXATION TO SANDY CITY

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 14,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,  
SANDY, SALT LAKE COUNTY, STATE OF UTAH  
MAY, 2025



**SURVEYOR'S CERTIFICATE**

I, TRAVIS R. WILLIAMS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NUMBER 13941945, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYOR'S ACT; DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20 OF UTAH STATE CODE, HAS BEEN PREPARED UNDER MY DIRECTION AND IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF SALT LAKE COUNTY AND SANDY CITY, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF ANNEXING PROPERTY INTO THE BOUNDARIES OF SANDY CITY AND TO BE HEREAFTER KNOWN AS "HIDDEN HOLLOW ANNEXATION TO SANDY CITY".

TRAVIS R. WILLIAMS  
 PLS NO. 13941945  
 DATE: MAY 13, 2025

**ANNEXATION DESCRIPTION**

A PARCEL OF LAND TO BE ANNEXED FROM SALT LAKE COUNTY TO SANDY CITY, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY ALSTON ANNEXATION TO SANDY CITY, RECORDED DECEMBER 14, 2012 AS ENTRY NO. 11536552 IN BOOK 2012P AT PAGE 207 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; SAID POINT IS ALSO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED IN FAVOR OF LISA K. HUETTER, TRUSTEE RECORDED AS ENTRY NO. 14161101 IN BOOK 11449 AT PAGE 4876 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; SAID POINT IS 2625.62 FEET S.00°36'52"W. ALONG THE QUARTER SECTION LINE TO THE CENTER QUARTER CORNER OF SAID SECTION 14 AND 9.06 FEET SOUTH AND 11.81 FEET WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 14 (BASIS OF BEARING IS S.89°02'20"W. ALONG THE SECTION LINE BETWEEN THE MONUMENTS REPRESENTING THE NORTH QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 14); AND RUNNING THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE S.42°47'30"E. 39.66 FEET TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY HONEYSETT ANNEXATION TO SANDY CITY, RECORDED NOVEMBER 9, 2017 AS ENTRY NO. 12655486 IN BOOK 2017P AT PAGE 311 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE S.42°47'30"E. 246.80 FEET TO THE SOUTHWEST CORNER OF SAID DESCRIBED PROPERTY; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID DESCRIBED PROPERTY S.63°11'50"W. 90.97 FEET TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY HUSTON ANNEXATION TO SANDY CITY RECORDED OCTOBER 9, 2009 AS ENTRY NO. 10538388 IN BOOK 2009P AT PAGE 261 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES: 1) S.63°11'50"W. (S.63°11'55"W. BY RECORD) 119.02 FEET, 2) S.53°08'30"W. 340.00 FEET, 3) N.87°50'16"W. (N.87°50'16"W. BY RECORD) 230.00 FEET AND 4) N.70°26'10"W. (N.70°25'58"W. BY RECORD) 67.70 FEET TO THE CENTERLINE OF DIMPLE DELL ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING FIVE (5) COURSES: 1) N.23°45'16"E. 206.09 FEET, 2) N.23°45'16"E. 15.08 FEET, 3) N.26°46'30"E. 118.05 FEET TO THE BEGINNING OF A 350.00 FOOT RADIUS CURVE TO THE LEFT, 4) NORTHEASTERLY ALONG THE ARC OF SAID CURVE 171.66 FEET THROUGH A CENTRAL ANGLE OF 28°06'06" (NOTE: CHORD FOR SAID CURVE BEARS N.12°43'27"E. FOR A DISTANCE OF 169.95 FEET) AND 5) N.01°19'36"W. 3.90 FEET TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY SAID ALSTON ANNEXATION TO SANDY CITY; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE EAST 378.90 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 235,863 SQUARE FEET OR 5.42 ACRES IN AREA, MORE OR LESS.

**SURVEYOR'S NARRATIVE**

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE ADJUSTMENT OF THE CITY BOUNDARY LINE BETWEEN SANDY CITY & UNINCORPORATED SALT LAKE COUNTY AS DESCRIBED HEREON AS REQUESTED BY SANDY CITY. THE BASIS OF BEARING IS S.89°02'20"W. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE NORTH QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

MERIDIAN ENGINEERING, INC. PREPARED THIS FINAL LOCAL ENTITY PLAT BASED ON RECORD INFORMATION ONLY. A RECORD OF SURVEY HAS NOT BEEN PREPARED FOR THE SUBJECT PARCELS.

AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY ARE NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. NEW EVIDENCE, MONUMENTATION OR DOCUMENTS THAT MAY ALTER THE CONCLUSIONS OF THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

- (1) WARRANTY DEED IN FAVOR OF LISA K. HUETTER, TRUSTEE: ENTRY NO. 14161101 IN BOOK 11449 AT PAGE 4876.
- (2) WARRANTY DEED IN FAVOR OF DEBRA STOWELL, TRUSTEE: ENTRY NO. 9018630 IN BOOK 8965 AT PAGE 5389.
- (3) ALSTON ANNEXATION TO SANDY CITY: ENTRY NO. 11536552 IN BOOK 2012P AT PAGE 207.
- (4) HONEYSETT ANNEXATION TO SANDY CITY: ENTRY NO. 12655486 IN BOOK 2017P AT PAGE 311.
- (5) HUSTON ANNEXATION TO SANDY CITY: ENTRY NO. 10538388 IN BOOK 2009P AT PAGE 261.
- (6) HIDDEN HOLLOW ESTATES: ENTRY NO. 10623084 IN BOOK 2009P AT PAGE 22.
- (7) TURNING POINT SUBDIVISION: ENTRY NO. 12027908 IN BOOK 2015P AT PAGE 87.
- (8) SALT LAKE COUNTY SURVEYOR'S AREA REFERENCE PLAT FOR SECTION 14, T3S, R1E, SLB&M.
- (9) RECORD DESCRIPTIONS OF ADJOINING PARCELS SHOWN HEREON AS RESEARCHED WITHIN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

NOTE: ABOVE REFERENCED DOCUMENTS ARE SHOWN HEREON AS (#) ON THE FACE OF THIS PLAT.  
 (M) BEARING AND/OR DISTANCE DATA TAKEN FROM SURVEYED MEASUREMENTS.  
 (C) BEARING AND/OR DISTANCE DATA TAKEN FROM SURVEYED MEASUREMENTS COUPLED WITH RECORD INFORMATION.

**FINAL LOCAL ENTITY PLAT**  
**HIDDEN HOLLOW ANNEXATION TO SANDY CITY**  
 SITUATED IN THE SOUTHWEST QUARTER OF SECTION 14,  
 TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,  
 SANDY, SALT LAKE COUNTY, STATE OF UTAH  
 MAY, 2025

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	350.00'	28°06'06"	171.66'	N12°43'27"E
				169.95'

PREPARED BY:

**MERIDIAN ENGINEERING, INC.**  
 1628 WEST 11010 SOUTH, SUITE 102  
 SOUTH JORDAN, UTAH 84095  
 PHONE (801) 569-1315 FAX (801) 569-1319

**ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT MAP OF THAT AREA TO BE ANNEXED TO THE CORPORATE LIMITS OF SANDY CITY, UTAH.

*Bill Ward* 05.15.2025  
 SANDY CITY ENGINEER DATE

**SANDY CITY APPROVAL**

APPROVED THIS 30<sup>th</sup> DAY OF May A.D. 2025 BY THE SANDY CITY COUNCIL.

*Manica* MAYOR  
*Carrie* COUNCIL CHAIR  
*Wendy* CITY RECORDER

**SALT LAKE COUNTY SURVEYOR**

APPROVED THIS 30<sup>th</sup> DAY OF May A.D. 2025 BY THE SALT LAKE COUNTY SURVEYOR AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.

*Travis Williams*  
 SALT LAKE COUNTY SURVEYOR

**SALT LAKE COUNTY RECORDER**

RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
 RECORDED AS ENTRY NUMBER \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_

FEE \$ \_\_\_\_\_ DEPUTY SALT LAKE COUNTY RECORDER

COMP. FILE 24225-32  
 FINAL ENTITY PLAT  
 PROJECT NO. 24225-32  
 SHEET NO. 1 OF 1



## SANDY CITY ATTORNEY

LYNN H. PACE  
CITY ATTORNEY

MONICA ZOLTANSKI  
MAYOR

SHANE PACE CHIEF  
ADMINISTRATIVE  
OFFICER

June 5, 2025

Deidre Henderson, Lieutenant Governor  
Lieutenant Governor's Office  
Utah State Capital Complex, Suite 220  
350 North State Street  
Salt Lake City, Utah 84114

Re: Hidden Hollow Annexation to Sandy City

Dear Lieutenant Governor Henderson:

The legislative body of Sandy City is filing the following documents with the lieutenant governor for the above-referenced annexation:

1. a notice of an impending boundary action, as defined in Section 67-1a-6.5, that meets the requirements of Subsection 67-1a-6.5(3); and
2. a copy of an approved final local entity plat as outlined in Section 67-1a-6.5.

We have also attached a copy of the ordinance annexing the area.

We understand that within ten days, as per Subsection 67-1a-6.5(2), you will issue the annexation certificates if you determine the notices of the impending boundary action meet the requirements of Subsection 67-1a-6.5(3), and the notices are accompanied by approved local entity plats.

If you are unable to issue the annexation certificate, please notify us as soon as possible.

Thank you very much.

Sincerely,

Darien Alcorn  
Senior Civil Attorney  
Sandy City

Enclosures

1. Notice of Impending Boundary Action
2. Approved Final Local Entity Plat
3. Annexation Ordinance

## Notice of Impending Boundary Action with Approved Final Local Entity Plat

May 20, 2025

Deidre Henderson, Lieutenant Governor  
Lieutenant Governor's Office  
Utah State Capital Complex, Suite 200  
350 North State Street  
Salt Lake City, Utah 84114

Dear Lieutenant Governor Henderson:

Annexations in Sandy City are approved by the City Council - the City's legislative body. On or about May 20, 2025 the City Council adopted an ordinance approving the following annexation:

### **Hidden Hollow Annexation to Sandy City**

As chair of the Sandy City Council during this time, and on behalf of Sandy City, I hereby notify you of this impending boundary action which is more fully described in the Approved Final Local Entity Plat which accompanies this notice. I further certify that all requirements applicable to this annexation have been met.

Accordingly, on behalf of the Sandy City Council, I request that you issue a Certificate of Annexation for this boundary action as described in Section 67-1a-6.5 of the Utah Code. Section 10-2-813 of the Utah Code provides that the effective date of the annexation is the date on which you issue the Certificate of Annexation.

Respectfully Submitted,

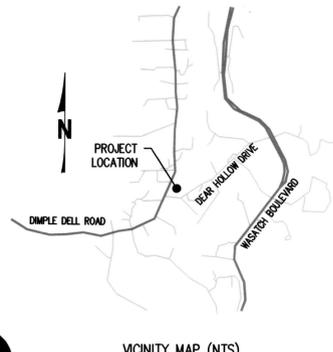
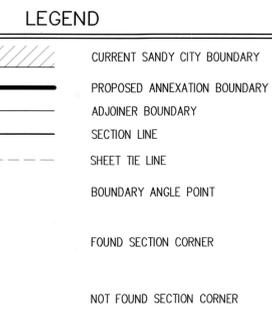
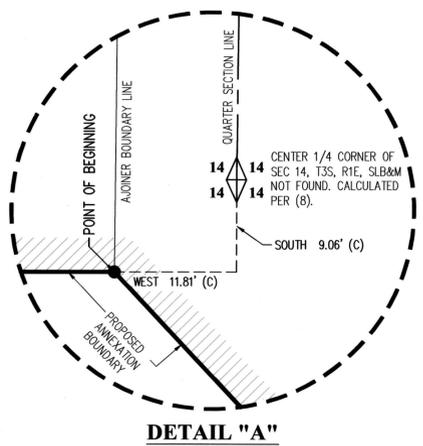
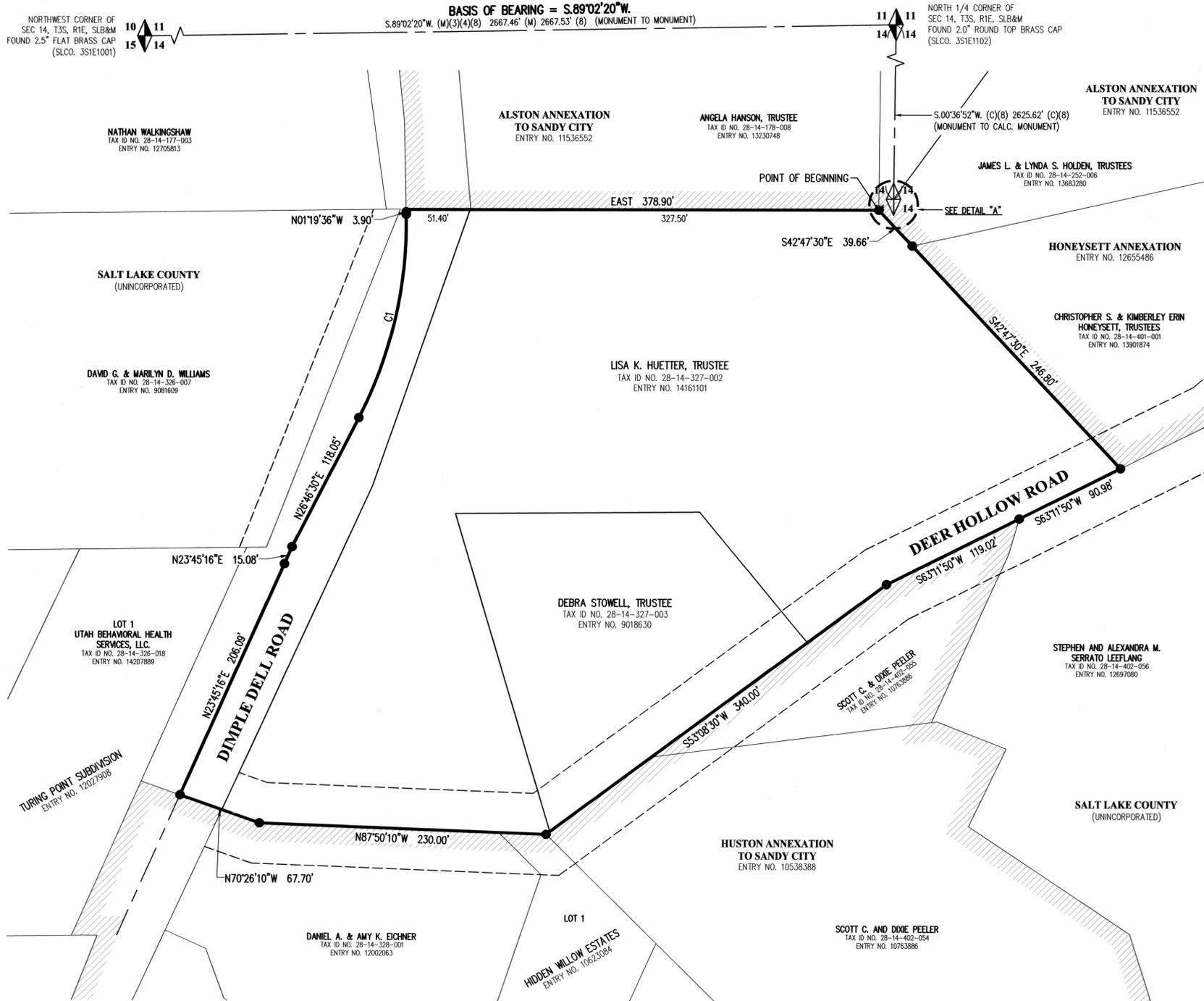


Chair, Sandy City Council

# FINAL LOCAL ENTITY PLAT

## HIDDEN HOLLOW ANNEXATION TO SANDY CITY

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 14,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,  
SANDY, SALT LAKE COUNTY, STATE OF UTAH  
MAY, 2025



**SURVEYOR'S CERTIFICATE**

I, TRAVIS R. WILLIAMS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NUMBER 13941945, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYOR'S ACT; DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20 OF UTAH STATE CODE, HAS BEEN PREPARED UNDER MY DIRECTION AND IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF SALT LAKE COUNTY AND SANDY CITY, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF ANNEXING PROPERTY INTO THE BOUNDARIES OF SANDY CITY AND TO BE HEREAFTER KNOWN AS "HIDDEN HOLLOW ANNEXATION TO SANDY CITY".

TRAVIS R. WILLIAMS  
PLS NO. 13941945  
DATE: MAY 13, 2025

**ANNEXATION DESCRIPTION**

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**FINAL LOCAL ENTITY PLAT**  
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SITUATED IN THE SOUTHWEST QUARTER OF SECTION 14,  
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MAY, 2025

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
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PREPARED BY:

**MERIDIAN ENGINEERING, INC.**  
1628 WEST 11010 SOUTH, SUITE 102  
SOUTH JORDAN, UTAH 84095  
PHONE (801) 569-1315 FAX (801) 569-1319

**ENGINEER'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT MAP OF THAT AREA TO BE ANNEXED TO THE CORPORATE LIMITS OF SANDY CITY, UTAH.

*Bill Ward* 05.15.2025  
SANDY CITY ENGINEER DATE

**SANDY CITY APPROVAL**

APPROVED THIS 30<sup>th</sup> DAY OF May A.D. 2025 BY THE SANDY CITY COUNCIL.

*Manica Ghosh* MAYOR  
*Carrie Glenn* COUNCIL CHAIR  
*Wendy D.* CITY RECORDER

**SALT LAKE COUNTY SURVEYOR**

APPROVED THIS 30<sup>th</sup> DAY OF May A.D. 2025 BY THE SALT LAKE COUNTY SURVEYOR AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.

*Travis Williams*  
SALT LAKE COUNTY SURVEYOR

**SALT LAKE COUNTY RECORDER**

RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_  
RECORDED AS ENTRY NUMBER \_\_\_\_\_

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_

FEE \$ \_\_\_\_\_ DEPUTY SALT LAKE COUNTY RECORDER

COMP. FILE 24225-32  
FINAL ENTITY PLAT  
PROJECT NO. 24225-32  
SHEET NO. 1 OF 1

## ORDINANCE NO. 25-13

### HIDDEN HOLLOW ANNEXATION

AN ORDINANCE ANNEXING PARCELS OF A CONTIGUOUS UNINCORPORATED AREA, TOTALING APPROXIMATELY 5.5 ACRES, LOCATED AT 10665 SOUTH DIMPLE DELL ROAD AND 3075 EAST DEER HOLLOW DRIVE 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.

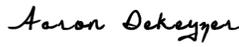
WHEREAS, the Sandy City Council finds and determines as follows:

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 properties proposed to be annexed, located at 10665 South Dimple Dell Road and 3075 East Deer Hollow Drive in Salt Lake County, comprising approximately 5.5 acres ("Area"), are contiguous areas and are contiguous to the City; (2) the areas proposed to be annexed are within the City's adopted expansion area; and (3) the annexation meets the requirements of Section 10-2-812.
3. On April 15, 2025, the City adopted Resolution No. 25-12C, 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/pmnn> on May 2, 2025. The required notices were posted in ten places.
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 20, 2025, 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 these properties with the Zone of R-1-40A 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 20 day of May, 2025.

Signed by:  
  
 \_\_\_\_\_  
 820AF61848CF4A9...  
 Aaron Dekeyser, Chair  
 Sandy City Council

ATTEST:  
 DocuSigned by:  
  
 \_\_\_\_\_  
 688E7E8272014B1...  
 Wendy D.  
 City Recorder

PRESENTED to the Mayor of Sandy City for her approval this 5/29/2025 day of May, 2025.

APPROVED this 5/29/2025 day of May, 2025.

DocuSigned by:  
  
 \_\_\_\_\_  
 2FEF8CAF412042D...  
 Monica Zoltanski, Mayor

ATTEST:  
 DocuSigned by:  
  
 \_\_\_\_\_  
 688E7E8272014B1...  
 Wendy D.  
 City Recorder



RECORDED this 21 day of May, 2025.

SUMMARY PUBLISHED this 2 day of June, 2025.

**EXHIBIT "A"**

## RESOLUTION 25-12C

### HIDDEN HOLLOW 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 5.5 acres, located at 10665 South Dimple Dell Road and 3075 East Deer Hollow Drive. The 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 20, 2025, 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 15th day of April, 2025.

Signed by:  
  
\_\_\_\_\_  
820AF01848CF4A9...  
Aaron Dekeyzer, Chair  
Sandy City Council

**ATTEST:**

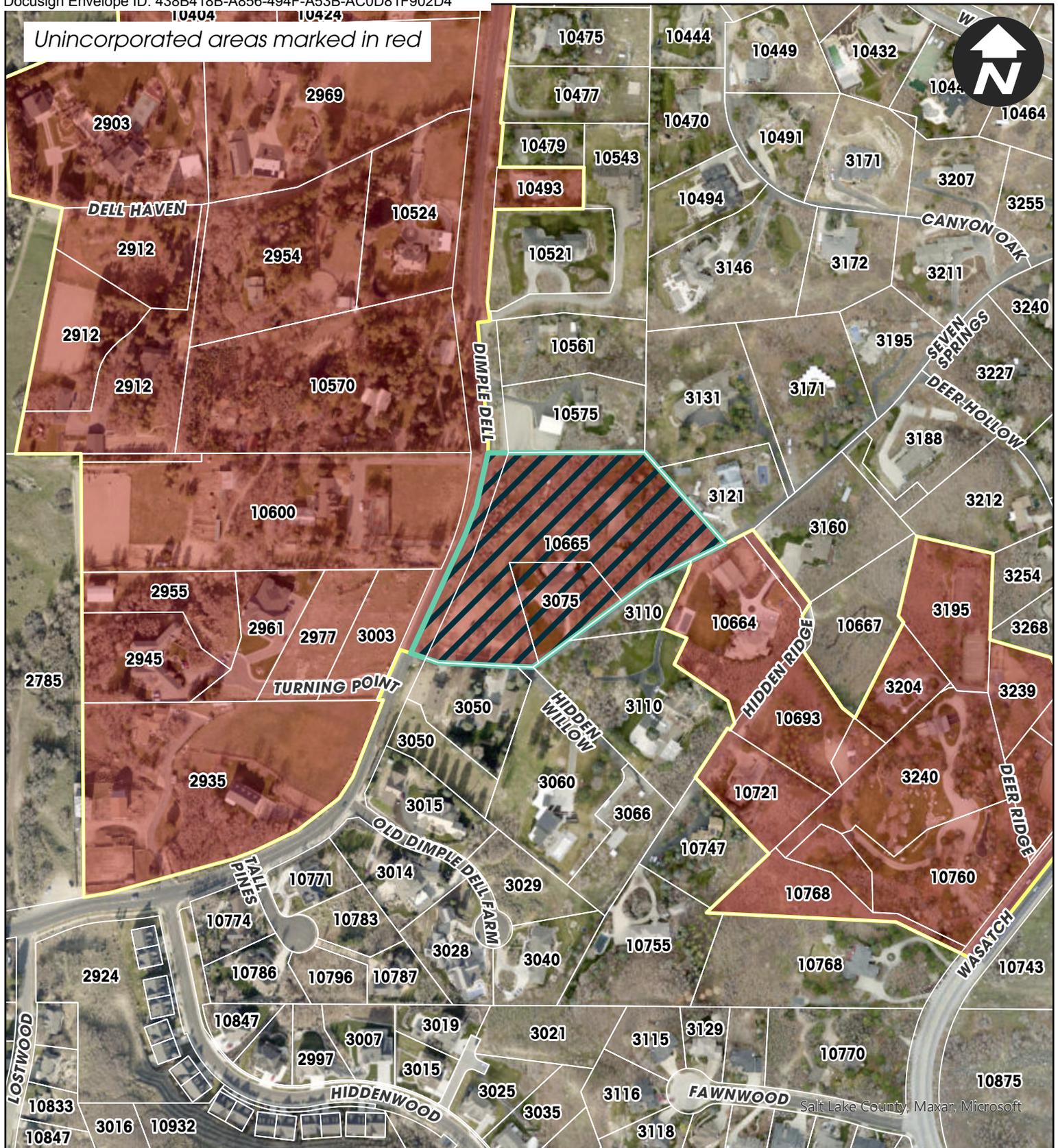


DocuSigned by:  
*Wendy R*  
688E7E8272014B1...  
\_\_\_\_\_  
City Recorder

RECORDED this 16 day of April, 2025.

## **APPENDIX “A”**

Unincorporated areas marked in red



Salt Lake County, Maxar, Microsoft



# Hidden Hollow Annexation

 **Subject Property**





## 24225-32\_HIDDEN HOLLOW ANNEXATION DESCRIPTION

A parcel of land to be annexed from Salt Lake County to Sandy City, situate in the Southwest Quarter of Section 14, Township 3 South, Range 1 East, Salt Lake Base & Meridian, Salt Lake County, Utah. The boundaries of said parcel of land are described as follows:

Beginning at a point in the current SANDY CITY BOUNDARY LINE established by ALSTON ANNEXATION TO SANDY CITY, recorded December 14, 2012 as Entry No. 11536552 in Book 2012P at Page 207 in the Office of the Salt Lake County Recorder, said point is also the Northeast Corner of property described in Warranty Deed in favor of LISA K. HUETTER, TRUSTEE recorded as Entry No. 14161101 in Book 11449 at Page 4876 in the Office of the Salt Lake County Recorder, said point is 2625.62 feet S.00°36'52"W. along the quarter section line to the Center Quarter Corner of said Section 14 and 9.06 feet SOUTH and 11.81 feet WEST from the North Quarter Corner of said Section 14 (Basis of Bearing is S.89°02'20"W. along the section line between the monuments representing the North Quarter Corner and the Northwest Corner of said Section 14); and running thence along said current SANDY CITY BOUNDARY LINE S.42°47'30"E. 39.66 feet to a point in the CURRENT SANDY CITY BOUNDARY LINE established by HONEYSETT ANNEXATION TO SANDY CITY, recorded November 9, 2017 as Entry No. 12655486 in Book 2017P at Page 311 in the Office of the Salt Lake County Recorder; thence along said current SANDY CITY BOUNDARY LINE S.42°47'30"E. 246.80 feet to the Southeast Corner of said described property; thence along the southerly boundary line of said described property S.63°11'50"W. 90.97 feet to a point in the current SANDY CITY BOUNDARY LINE established by HUSTON ANNEXATION TO SANDY CITY recorded October 9, 2009 as Entry No. 10538388 in Book 2008P at Page 261 in the Office of the Salt Lake County Recorder; thence along said current SANDY CITY BOUNDARY LINE the following four (4) courses: 1) S.63°11'50"W. (S.63°11'55"W. by record) 119.02 feet, 2) S.53°08'30"W. 340.00 feet, 3) N.87°50'10"W. (N.87°50'16"W. by record) 230.00 feet and 4) N.70°26'10"W. (N.70°25'58"W. by record) 67.70 feet to the centerline of Dimple Dell Road; thence along said centerline the following five (5) courses: 1) N.23°45'16"E. 206.09 feet, 2) N.23°45'16"E. 15.08 feet, 3) N.26°46'30"E. 118.05 feet to the beginning of a 350.00 foot radius curve to the left, 4) northeasterly along the arc of said curve 171.66 feet through a central angle of 28°06'06" (note: chord for said curve bears N.12°43'27"E. for a distance of 169.95 feet) and 5) N.01°19'36"W. 3.90 feet to a point in the current SANDY CITY BOUNDARY LINE established by said ALSTON ANNEXATION TO SANDY CITY; thence along said current SANDY CITY BOUNDARY LINE EAST 378.90 feet to the point of beginning.

The above described parcel of land contains 235,863 square feet or 5.42 acres in area, more or less.

**EXHIBIT "B"**

**AMENDED  
SANDY CITY PUBLIC NOTICE  
INTENT TO ANNEX – HIDDEN HOLLOW ANNEXATION  
(amended to correct legal description)**

**NOTICE IS HEREBY GIVEN** that the Sandy City Council has adopted a resolution, 25-12C, indicating its intent to annex an unincorporated area, located at 10665 South Dimple Dell Road and 3075 East Deer Hollow Drive. On **May 20, 2025**, 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 Hidden Hollow Annexation. The **May 20, 2025** Sandy City Council meeting will be conducted in-person and virtually, via Zoom Webinar. Citizens wishing to comment virtually on the proposed annexation must access the meeting via the Zoom Webinar link, which will be included on **May 20, 2025** meeting agenda. The meeting agenda will be published at least 24 hours prior to the beginning of the meeting and can be found at <https://sandyutah.legistar.com/Calendar.aspx>. If a citizen is unable to attend the meeting may email be [citizencomment@sandy.utah.gov](mailto:citizencomment@sandy.utah.gov).

**Legal Description:**

A parcel of land to be annexed from Salt Lake County to Sandy City, situate in the Southwest Quarter of Section 14, Township 3 South, Range 1 East, Salt Lake Base & Meridian, Salt Lake County, Utah. The boundaries of said parcel of land are described as follows:

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The above described parcel of land contains 235,863 square feet or 5.42 acres in area, more or less.

The City Council will annex the area unless written protests to the annexation are presented at the public hearing, or are filed by 5:00 p.m., on the day of such hearing, with the Sandy City Recorder, Suite 311, Sandy City Hall, 10000 Centennial Parkway, Sandy Utah, 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.

The area under consideration for annexation comprises approximately 5.5 acres. It is being proposed to annex these properties to the City with the R-1-40A zone. 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](mailto:bmccuistion@sandy.utah.gov)

**Posted: August 23, 2024**

**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**

## ORDINANCE NO. 25-13

### HIDDEN HOLLOW ANNEXATION

AN ORDINANCE ANNEXING PARCELS OF A CONTIGUOUS UNINCORPORATED AREA, TOTALING APPROXIMATELY 5.5 ACRES, LOCATED AT 10665 SOUTH DIMPLE DELL ROAD AND 3075 EAST DEER HOLLOW DRIVE 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.

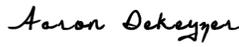
WHEREAS, the Sandy City Council finds and determines as follows:

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 properties proposed to be annexed, located at 10665 South Dimple Dell Road and 3075 East Deer Hollow Drive in Salt Lake County, comprising approximately 5.5 acres (“Area”), are contiguous areas and are contiguous to the City; (2) the areas proposed to be annexed are within the City’s adopted expansion area; and (3) the annexation meets the requirements of Section 10-2-812.
3. On April 15, 2025, the City adopted Resolution No. 25-12C, 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/pmnn> on May 2, 2025. The required notices were posted in ten places.
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 20, 2025, 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 these properties with the Zone of R-1-40A 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 20 day of May, 2025.

Signed by:  
  
 \_\_\_\_\_  
 820AF61848CF4A9...  
 Aaron Dekeyser, Chair  
 Sandy City Council

ATTEST:  
 DocuSigned by:  
  
 \_\_\_\_\_  
 688E7E8272014B1...  
 City Recorder

PRESENTED to the Mayor of Sandy City for her approval this 5/29/2025 day of 5/29/2025, 2025.

APPROVED this \_\_\_\_\_ day of 5/29/2025, 2025.

DocuSigned by:  
  
 \_\_\_\_\_  
 2FEF8CAF412042D...  
 Monica Zoltanski, Mayor

ATTEST:  
 DocuSigned by:  
  
 \_\_\_\_\_  
 688E7E8272014B1...  
 City Recorder



RECORDED this 21 day of May, 2025.

SUMMARY PUBLISHED this 2 day of June, 2025.

**EXHIBIT "A"**

## RESOLUTION 25-12C

### HIDDEN HOLLOW ANNEXATION

#### A RESOLUTION INDICATING INTENT TO ANNEX AN UNINCORPORATED AREA, SETTING A HEARING TO CONSIDER SUCH AN ANNEXATION, AND DIRECTING PUBLICATION OF HEARING NOTICE

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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.

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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 20, 2025, 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 15th day of April, 2025.

Signed by:  
  
\_\_\_\_\_  
820AF01848CF4A9...  
Aaron Dekeyzer, Chair  
Sandy City Council

**ATTEST:**

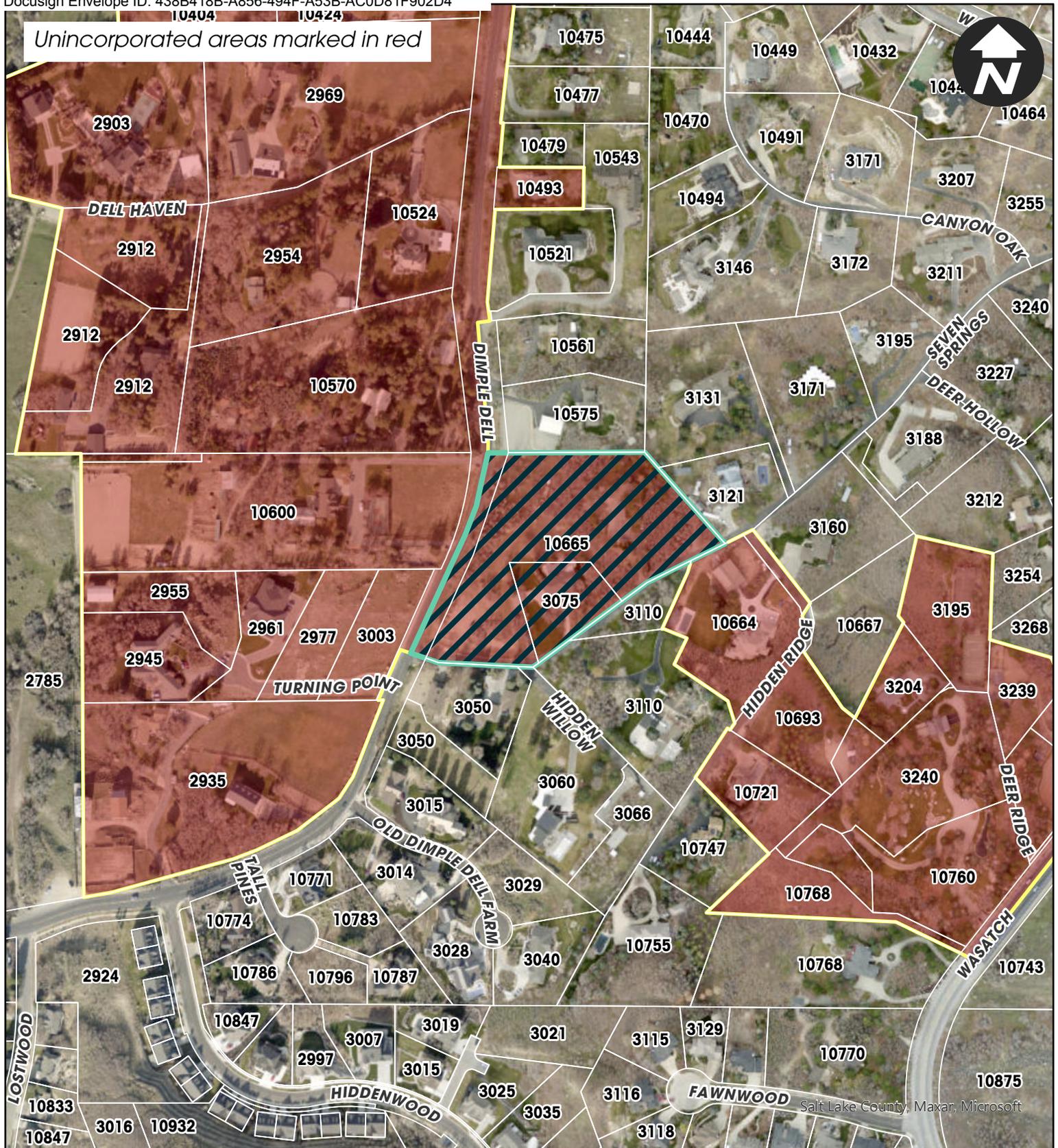


DocuSigned by:  
*Wendy R*  
688E7E8272014B1...  
\_\_\_\_\_  
City Recorder

RECORDED this 16 day of April, 2025.

## **APPENDIX “A”**

Unincorporated areas marked in red



# Hidden Hollow Annexation

 **Subject Property**





## 24225-32\_HIDDEN HOLLOW ANNEXATION DESCRIPTION

A parcel of land to be annexed from Salt Lake County to Sandy City, situate in the Southwest Quarter of Section 14, Township 3 South, Range 1 East, Salt Lake Base & Meridian, Salt Lake County, Utah. The boundaries of said parcel of land are described as follows:

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The above described parcel of land contains 235,863 square feet or 5.42 acres in area, more or less.

**EXHIBIT "B"**

**AMENDED**  
**SANDY CITY PUBLIC NOTICE**  
**INTENT TO ANNEX – HIDDEN HOLLOW ANNEXATION**  
(amended to correct legal description)

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**Posted: August 23, 2024**

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