

VICTORIA WOODS TOWNHOMES REZONING

ORDINANCE #16-39

AN ORDINANCE AMENDING AND FIXING THE BOUNDARIES OF A ZONE DISTRICT OF THE SANDY CITY ZONING ORDINANCE; TO WIT: REZONING APPROXIMATELY 0.86 ACRES FROM THE BC "BOULEVARD COMMERCIAL DISTRICT" AND THE R-1-7.5(HS) "SINGLE-FAMILY RESIDENTIAL DISTRICT- HISTORIC SANDY" TO THE MU "MIXED USE DISTRICT", LOCATED AT APPROXIMATELY 668 AND 660 EAST LOCUST STREET; ALSO PROVIDING A SAVING CLAUSE AND AN EFFECTIVE DATE FOR THE ORDINANCE.

BE IT KNOWN AND REMEMBERED that the City Council of Sandy City, Utah, finds and determines as follows:

1. Pursuant to Sections 10-9a-501 through 10-9a-505 Utah Code Annotated 1953 as amended the City has authority to make and amend a zoning plan which divides the City into zoning districts and within those districts to regulate the erection, construction, reconstruction, alteration, and uses of buildings and structures and the uses of land.

2. A request has been made for a change of zoning on the below described property.

3. The Planning Commission held public hearings on September 15, 2016, which meeting was preceded by notice published in the Salt Lake Tribune on September 1, 2016, and by posting 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://pmn.utah.gov> on August 16, 2016; and to review the request for rezoning and has made recommendations thereon to the City Council.

4. The City Council of Sandy City, Utah has held public hearings before its own body on November 15, 2016 which hearing was preceded by publication in the Salt Lake Tribune, on November 1, 2016, and by posting 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://pmn.utah.gov> on October 24, 2016; and has taken into consideration citizen testimony, planning and demographic data, the desires of the owners of the property and the Planning Commission recommendation as part of the Council's deliberations.

5. The rezoning of said parcel will be appropriate, it is in accordance with the General Plan, it will promote the health and general welfare of the City, it will be compatible with the best interests of the particular neighborhood involved and it will be sensitive to the needs of the City as a whole.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Sandy City, Utah, as follows:

Section 1. Amendment. The zoning ordinance which sets forth the zone districts within Sandy City which portion of the said zoning ordinance is established by a zoning map, is hereby amended as follows:

The property described in **EXHIBIT A** is attached hereto and by this reference made a part hereof, which property is located at approximately 668 and 660 East Locust Street, Sandy, Utah, and is currently zoned the BC "Boulevard Commercial District" and the R-1-7.5(HS) "Single-Family Residential District - Historic Sandy", shall be zoned to the MU "Mixed Use District", and the land use map is amended accordingly.

ZONING PRIOR TO EFFECTIVE DATE OF THIS ORDINANCE:

BC "Boulevard Commercial District", and
R-1-7.5(HS) "Single-Family Residential District - Historic Sandy"

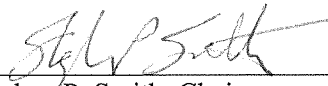
ZONING AFTER EFFECTIVE DATE OF THIS ORDINANCE:

MU "Mixed Use District"

Section 2. Severability. If any part of this ordinance or the applications thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

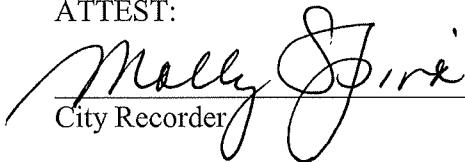
Section 3. Effective Date. This ordinance shall become effective upon publication of a summary thereof.

PASSED AND APPROVED this 15th day of November, 2016.



Stephen P. Smith, Chairman
Sandy City Council

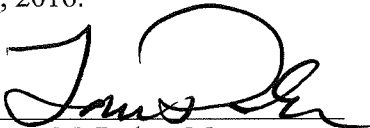
ATTEST:



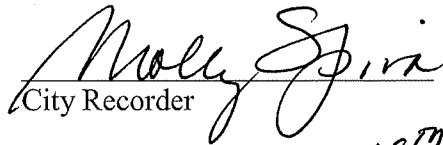
Molly J. Fink
City Recorder

PRESENTED to the Mayor of Sandy City for his approval this 17th day of November, 2016.

APPROVED this 17th day of November, 2016.


Thomas M. Dolan, Mayor

ATTEST:


City Recorder

RECORDED this 18th day of November 2016.

SUMMARY PUBLISHED this 23rd day of November, 2016.

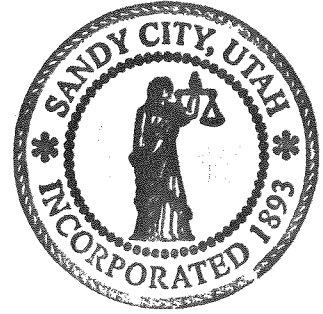


EXHIBIT A
LEGAL DESCRIPTION

Rezoning – Victoria Woods Townhomes
ZONE-8-16-5110

All of that Real Property described in Deed Book 10349 Page 8983 & Deed Book 10385 Page 4823 of the Official Records of Salt Lake County, located in the NE1/4 of Section 6, Township 3 South, Range 1 East, Salt Lake Base & Meridian, Sandy, Utah, more particularly described as follows:

Beginning at the northeast corner of that Real Property described in Deed Book 10349 Page 8983 of the Official Records of Salt Lake County located $S0^{\circ}07'00''W$ along the Section line 1,908.19 feet and $N89^{\circ}53'00''W$ 241.64 feet from the Northeast Corner of Section 6, T3S, R1E, S.L.B.& M.; thence South along said deed 250.51 feet; thence West along said deed 88.02 feet to the easterly line of that Real Property described in Deed Book 10385 Page 4823 of the Official Records of Salt Lake County; thence along said deed the following 5 (five) courses and distances: South 0.11 feet; thence $N89^{\circ}51'00''W$ 39.24 feet; thence North 118.00 feet; thence West 30.76 feet; thence North 152.71 feet to the south line of Locust Street; thence $S82^{\circ}43'00''E$ along said street 159.30 feet to the point of beginning.

Contains: 37,554+/- s.f.