

RIVERSIDE PARK REZONE

ORDINANCE 25-11

AN ORDINANCE AMENDING AND FIXING THE BOUNDARIES OF A ZONE DISTRICT OF THE SANDY CITY ZONING ORDINANCE; TO WIT: REZONING APPROXIMATELY 1.78 TOTAL ACRES FROM CvC “PLANNED CENTER-CONVENIENCE DISTRICT” TO PUD(12) “PLANNED UNIT DEVELOPMENT” AT TWELVE UNITS PER ACRE, LOCATED AT APPROXIMATELY 9016 S. RIVERSIDE DRIVE; 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 zoning amendment on the below described property.

3. The Planning Commission held a public hearing on January 16, 2025, which meeting was preceded by notice mailed to affected entities and property owners on December 30, 2024 and 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 December 30, 2024; and to review the request for rezoning and has made recommendations thereon to the City Council.

4. The City Council of Sandy City, Utah met on April 22, 2025 and April 29, 2025, 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 rezone 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”**, which is attached hereto and by this reference made a part hereof, affects approximately 1.78 acres, one parcel located at approximately 9016 S. Riverside Drive, Sandy, Utah, and currently zoned as CvC “Planned Center-Convenience District” shall be zoned to PUD(12) “Planned Unit Development” to allow the potential subdivision of the property, and the zoning map is amended accordingly.

ZONING PRIOR TO EFFECTIVE DATE OF THIS ORDINANCE:

CvC “Planned Center-Convenience District”

ZONING AFTER EFFECTIVE DATE OF THIS ORDINANCE:

PUD(12) “Planned Unit Development”

Section 2. Severable. 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. This ordinance shall become effective upon publication of a summary thereof.

PASSED AND APPROVED this _____ day of _____, 2025.

Aaron Dekeyser, Sandy City Council

ATTEST:

City Recorder

PRESENTED to the Mayor of Sandy City for her approval this ____ day of _____, 2025.

APPROVED this ____ day of _____, 2025.

Monica Zoltanski, Mayor

ATTEST:

City Recorder

RECORDED this ____ day of _____, 2025.

SUMMARY PUBLISHED this ____ day of _____, 2025.

EXHIBIT "A"
(Legal Description)

Parcel #: 27024000500000

Address: 9016 S. Riverside Drive

Beginning at a point on the South line of 9000 South Street, said point lies South 00°10'27" West 101.65 feet along the Section line and South 89°53'45" West 394.28 feet from the East quarter corner of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 00°04'04" East 210.24 feet; thence South 89°53'45" West 416.22 feet to a point on the centerline of Jordan River; thence North 24°04'21" East 230.45 feet along said centerline to said South line of 9000 South Street; thence North 89°53'45" East 321.97 feet along said South line to the point of beginning.