

SUNRISE RIDGE REZONE

ORDINANCE 22-08

AN ORDINANCE AMENDING AND FIXING THE BOUNDARIES OF A ZONE DISTRICT OF THE SANDY CITY ZONING ORDINANCE; TO WIT: REZONING APPROXIMATELY 5.0 TOTAL ACRES FROM R-1-40A "SINGLE-FAMILY RESIDENTIAL DISTRICT" TO R-1-10 "SINGLE-FAMILY RESIDENTIAL DISTRICT" AND R-1-15 "SINGLE-FAMILY RESIDENTIAL DISTRICT", LOCATED AT APPROXIMATELY 267 E. AND 285 E. 11000 S.; 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 June 16, 2022, which meeting was preceded 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 May 27, 2022; 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 July 26, 2022 and August 16, 2022, 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 5.0 acres, located at approximately 267 E. and 285 E. 11000 S., Sandy, Utah, and currently zoned as R-1-40A “Single-Family Residential District” shall be zoned to R-1-10 “Single-Family Residential District” and R-1-15 “Single-Family Residential District” to allow the potential subdivision of the property, and the zoning map is amended accordingly.

ZONING PRIOR TO EFFECTIVE DATE OF THIS ORDINANCE:

R-1-40A “Single-Family Residential District”

ZONING AFTER EFFECTIVE DATE OF THIS ORDINANCE:

R-1-10 “Single-Family Residential District” (3.87 acres)

R-1-15 “Single-Family Residential District” (1.12 acres)

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 _____, 2022.

Zach Robinson, Sandy City Council

ATTEST:

City Recorder

PRESENTED to the Mayor of Sandy City for her approval this ____ day of _____, 2022.

APPROVED this ____ day of _____, 2022.

Monica Zoltanski, Mayor

ATTEST:

City Recorder

RECORDED this ____ day of _____, 2022.

SUMMARY PUBLISHED this ____ day of _____, 2022.

EXHIBIT "A"
(Description)

Area to be zoned R-1-10:

BEGINNING AT THE SOUTH QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°35'40" WEST 334.18 FEET; THENCE NORTH 00°24'20" EAST 41.00 FEET; THENCE SOUTH 89°35'40" EAST 273.07 FEET TO THE POINT OF A 25.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 39.31 FEET THROUGH A CENTRAL ANGLE OF 90°05'56" (CHORD BEARS NORTH 45°21'22" EAST 35.39 FEET); THENCE NORTH 00°18'24" EAST 85.23 FEET TO THE POINT OF A 84.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 4.82 FEET THROUGH A CENTRAL ANGLE OF 03°17'03" (CHORD BEARS NORTH 01°20'08" WEST 4.81 FEET) TO THE POINT OF A 50.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 75.59 FEET THROUGH A CENTRAL ANGLE OF 86°37'01" (CHORD BEARS NORTH 46°17'10" WEST 68.59 FEET); THENCE NORTH 89°35'40" WEST 50.53 FEET TO THE POINT OF A 15.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 13.32 FEET THROUGH A CENTRAL ANGLE OF 50°53'35" (CHORD BEARS SOUTH 64°57'32" WEST 12.89 FEET) TO THE POINT OF A 50.00 FOOT RADIUS REVERSE CURVE; THENCE ALONG SAID CURVE A DISTANCE OF 121.23 FEET THROUGH A CENTRAL ANGLE OF 138°55'19" (CHORD BEARS NORTH 71°01'36" WEST 93.64 FEET); THENCE NORTH 89°38'38" WEST 96.92 FEET; THENCE NORTH 00°24'20" EAST 424.49 FEET; THENCE SOUTH 89°35'00" EAST 333.06 FEET; THENCE SOUTH 00°18'24" WEST 651.76 FEET TO THE POINT OF BEGINNING.

Area to be zoned R-1-15:

BEGINNING AT A POINT WHICH IS NORTH 89°35'40" WEST 334.18 FEET AND NORTH 00°24'20" EAST 41.00 FEET FROM THE SOUTH QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00°24'20" EAST 186.33 FEET; THENCE SOUTH 89°38'38" EAST 96.92 FEET TO THE POINT OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 121.23 FEET THROUGH A CENTRAL ANGLE OF 138°55'19" (CHORD BEARS SOUTH 71°01'36" EAST 93.64 FEET) TO THE POINT OF A 15.00 FOOT RADIUS REVERSE CURVE; THENCE ALONG SAID CURVE A DISTANCE OF 13.32 FEET THROUGH A CENTRAL ANGLE OF 50°53'35" (CHORD BEARS NORTH 64°57'32" EAST 12.89 FEET); THENCE SOUTH 89°35'40" EAST 50.53 FEET TO THE POINT OF A 50.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 75.59 FEET THROUGH A CENTRAL ANGLE OF 86°37'01" (CHORD BEARS SOUTH 46°17'10" EAST 68.59 FEET) TO THE POINT OF A 84.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 4.82 FEET THROUGH A CENTRAL ANGLE OF 03°17'03" (CHORD BEARS SOUTH 01°20'08" EAST 4.81 FEET); THENCE SOUTH 00°18'24" WEST 85.23 FEET TO THE POINT OF A 25.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 39.31 FEET THROUGH A CENTRAL ANGLE OF 90°05'56" (CHORD BEARS SOUTH 45°21'22" WEST 35.39 FEET); THENCE NORTH 89°35'40" WEST 273.07 FEET TO THE POINT OF BEGINNING.