

THORNBLAD REZONING

ORDINANCE #16-40

AN ORDINANCE AMENDING AND FIXING THE BOUNDARIES OF A ZONE DISTRICT OF THE SANDY CITY ZONING ORDINANCE; TO WIT: REZONING APPROXIMATELY 0.97 ACRES FROM THE R-1-8 "SINGLE-FAMILY RESIDENTIAL DISTRICT" TO THE R-2-8 "TWO-FAMILY RESIDENTIAL DISTRICT", LOCATED AT APPROXIMATELY 294 EAST 9400 SOUTH; 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 25, 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 294 East 9400 South, Sandy, Utah, and is currently zoned the R-1-8 "Single-Family Residential District", shall be zoned to the R-2-8 "Two-Family Residential District", and the land use map is amended accordingly.

ZONING PRIOR TO EFFECTIVE DATE OF THIS ORDINANCE:

R-1-8 "Single-Family Residential District"


ZONING AFTER EFFECTIVE DATE OF THIS ORDINANCE:

R-2-8 "Two-Family Residential 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.

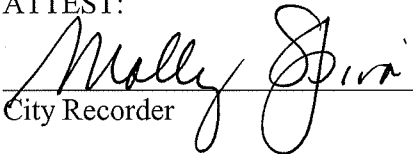
Section 3. Effective Date. This ordinance shall become effective upon publication of a summary thereof.

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



Stephen P. Smith, Chairman
Sandy City Council

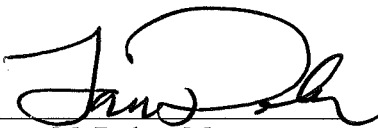
ATTEST:



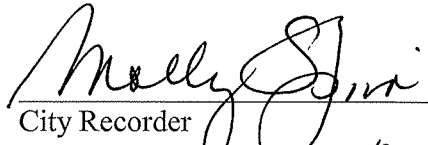
Molly Givira
City Recorder

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

APPROVED this 17th day of November, 2016.

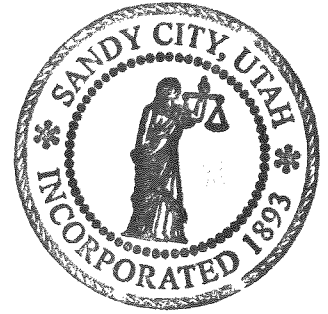

Thomas M. Dolan, Mayor

ATTEST:


City Recorder

RECORDED this 18th day of November 2016.

SUMMARY PUBLISHED this 23rd day of November 2016.



**EXHIBIT A
LEGAL DESCRIPTION**

Rezoning – Thornblad
ZONE-8-16-5120

Parcel 1:

Street Address: 294 E. 9400 S., Sandy, UT Parcel Record No.: 28071290050000

Legal Description: COM NE COR LOT 7, HERITAGE VILLA #1 SUB, S 0°47' W 176.87 FT; E 210.15 FT; N 70 FT M OR L; E 15 FT; N 115.17 FT; W 229.78 FT TO BEG. 0.94 AC. (BEING IN NE 1/4 OF NW 1/4 SEC 7,T 3S, R 1E, SL MER) 9792-8785

Parcel 2:

Street Address: 394 E. 9400 S., Sandy, UT Parcel Record No.: 28071290060000

394 E. 9400 South

Legal Description: BEG AT SW COR LOT 352, AMERICAN VILLA #3 SUB; N 0°12'03" W 74 FT; N 89°47'57" E 15 FT; S 0°12'03" E 74 FT; S 89°47'57" W 15.16 FT TO BEG. 5159-1016 9792-8785

Contains: 0.97 +/- acres