

BOULDER TOWNHOMES REZONING

ORDINANCE #16-27

AN ORDINANCE AMENDING AND FIXING THE BOUNDARIES OF A ZONE DISTRICT OF THE SANDY CITY ZONING ORDINANCE; TO WIT: REZONING APPROXIMATELY 16.3 ACRES FROM THE R-1-20A, AND R-1-10 "SINGLE-FAMILY RESIDENTIAL DISTRICTS" TO THE PUD(8) "PLANNED UNIT DEVELOPMENT DISTRICT", LOCATED AT APPROXIMATELY 300 EAST 10600 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 June 16, 2016, which meeting was preceded by notice published in the Salt Lake Tribune on June 2, 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 May 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 June 21, 2016 which hearing was preceded by publication in the Salt Lake Tribune, on June 2, 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 May 25, 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 300 East 10600 South, Sandy, Utah, and is currently zoned the R-1-20A and R-1-10 “Single-Family Residential Districts”, shall be zoned to the PUD(8) “Planned Unit Development District”, and the land use map is amended accordingly. The resulting application of zoning would allow for a PUD subdivision proposal of the property and some additional land adjacent (already zoned PUD(8)) creating approximately 150 housing units on 19.04 acres.

ZONING PRIOR TO EFFECTIVE DATE OF THIS ORDINANCE:

R-1-20A and R-1-10 “Single-Family Residential Districts”

ZONING AFTER EFFECTIVE DATE OF THIS ORDINANCE:

PUD(8) “Planned Unit Development 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 _____ day of _____, 2016.

Stephen P. Smith, Chairman
Sandy City Council

ATTEST:

City Recorder

PRESENTED to the Mayor of Sandy City for his approval this _____ day of _____, 2016.

APPROVED this _____ day of _____, 2016.

Thomas M. Dolan, Mayor

ATTEST:

City Recorder

RECORDED this _____ day of _____, 2016.

SUMMARY PUBLISHED this _____ day of _____, 2016.

**EXHIBIT A
LEGAL DESCRIPTION**

Rezoning – Boulder Townhomes
ZONE-05-16-005086

Address Approx. 350 East 10600 South
 Sandy, Utah 84070

<u>Tax ID</u>	<u>Legal Description</u>
28-18-179-007-4001	BEG N 89°32'58" W 293.96 FT FR CEN OF SEC 18. T 3S. R 1E. SLM: N 0°27'02" E 40 FT: N'LY 88.16 FT ALG CURVE TO L; N 22°W 27FT: N'LY 103.55 FT ALG CURVE TO R: N 12°23'57"E N'LY128.41 FT ALG CURVE TO L: N 65 FT: E 288.34 FT: S 13°26'55" E 66.83 FT: N 0°23'57" E 422.11 FT: N 15°42'W 1648.83 FT: S89°52'32" W 289.22 FT: S 51°E 52.3FT: S 44°13'E 166.34 FT: S 27°E 201.78 FT: S 17°28'10" E 171.74 FT: S 7°W 566.65 FT: S 25°E 144.51 FT: S 14°54'46"E 51.74 FT: S 173 FT: S 47°W 205 FT: S 3°45' W 102.41 FT: S 28°41'E 159.61 FT: S 4°50'W 149.79 FT: S 32°38'E 201.63 FT; S 10°25' W 162.05 FT: S 7°W 178 FT: S 19° E 135 FT: S 0°27'02" W 40 FT: S 89°32'58" E 120.38 FT TO BEG. LESS THAT PORTION INSIDECRESCENT CEMETARY DISTRICT. LESS CANAL. 3.01 AC M OR L. 5573-1974 5673-0850 5933-2925 5992-0456 6002-1477

28-18-179-007-4002	BEG N 89° 32'58" W 293.96 FT FR CEN OF SEC 18. T 3S. R 1E. SLM: N 0°27'02" E 40 FT: NLY 88.16 FT ALG CURVE TO L; N 22°W 27FT: N'LY 103.55 FT ALG CURVE TO R: N 12° E 263 FT: N'LY128.41 FT ALG CURVE TO L: N 65 FT: E 288.34 FT: S 13°26'55' E 66.83 FT: N 0°23'57 E 422.11 FT: N 15°42' W 1648.83 FT: S 89° 52'32" W 289.22 FT: S 51°E 52.3 FT: S 44°13' E 166.34 FT: S 27° E 201.78 FT: S 17°28'10" E 171.74 FT: S^ W 566.65 FT: S 25° E 144.51 FT: S 14°54'46" E 51.74 FT: S 173 FT: S 47° W 205 FT: S 3°45' W 102.41 FT: S 28°41'E 159.61 FT: S 4°50'W 149.79 FT: S 32°38' E 201.63 FT; S 10°25'W 162.05 FT: S 7° W 178 FT: S 19°E 135 FT: S^027'02" W 40 FT: S 89°32'58" E 120.38 FT TO BEG. LESS THAT PORTION OUTSIDE CRESCENT CEMETARY DISTRICT. LESS CANAL. 13.43 AC M OR L. 5573-1974 5673-0850 5933-2925 5992-0456 6002-1477
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