

ORDINANCE NO. 25-20

JAMESON POINT ANNEXATION

AN ORDINANCE ANNEXING PARCELS OF A CONTIGUOUS UNINCORPORATED AREA, TOTALING APPROXIMATELY 6.5 ACRES, FOR HOMES LOCATED AT 9767-9782 S. JAMESON POINT COVE; 3320 E. OLD WASATCH BLVD.; 3332-3342 E. LITTLE COTTONWOOD ROAD AND 9820 S. WASATCH BLVD. (TWO PARCELS) IN SALT LAKE COUNTY INTO THE MUNICIPALITY OF SANDY CITY; ESTABLISHING ZONING FOR THE ANNEXED PROPERTY; ALSO PROVIDING A SEVERANCE AND EFFECTIVE DATE FOR THE ANNEXATION.

WHEREAS, the Sandy City Council finds and determines as follows:

1. Section 10-2-812, Utah Code Annotated, authorizes the City to annex contiguous areas within unincorporated county islands and peninsulas without a petition if it satisfies certain statutory requirements.

2. The City has complied with all statutory requirements, including, without limitation: (1) the properties proposed to be annexed, located at 9767-9782 S. Jameson Point Cove; 3320 E. Old Wasatch Blvd.; 3332-3342 E. Little Cottonwood Road and 9820 S. Wasatch Blvd. (two parcels), are contiguous areas and are contiguous to the City; (2) the areas proposed to be annexed are within the City's adopted expansion area; and (3) the annexation meets the requirements of Section 10-2-812.

3. On July 1, 2025, the City adopted Resolution No. 25-34C, attached hereto as Exhibit "A", describing the Area and indicating the City's intent to annex the Area. The City determined that not annexing the entire island or peninsula was in its best interest.

4. The City Public Notice to hold a public hearing on the proposed annexation of the Area was posted 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://www.utah.gov/pmn> on July 10, 2025. The required notices were posted in ten places.

5. The City sent written notice to the board of each special district whose boundaries contain some or all of the Area, and to the Salt Lake County legislative body. The Notice, a copy of which is attached hereto as Exhibit "B", complied with all statutory requirements.

6. On or about August 26, 2025, the City Council held a public hearing on the proposed annexation.

7. The annexation of the Area is completed and takes effect on the date of the Lieutenant Governor's issuance of a certificate of annexation as per Section 10-2-813, Utah Code Annotated.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Sandy City that it does hereby:

1. Adopt this ordinance annexing the Area as shown in Exhibit “A” and on the plat field in the office of the Sandy City Recorder.
2. Annex these properties with the Zone of R-1-15 for the subject area.
3. Determine that not annexing the entire island or peninsula is in the City’s best interest.
4. Confirm that, pursuant to Section 10-2-813, Utah Code Annotated, this annexation is completed and takes effect upon the date of the lieutenant governor’s issuance of a certification of annexation.
5. Declare that all parts of this ordinance are severable and that if the annexation of the Area shall, for any reason, be held to be invalid or unenforceable, this shall not affect the validity of any associated or subsequent annexation.
6. Affirm that this ordinance shall become effective upon publication.

PASSED AND APPROVED this ____ day of _____, 2025.

Brooke D’Sousa, Chair
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”

RESOLUTION #25-34C

JAMESON POINT ANNEXATION

A RESOLUTION INDICATING INTENT TO ANNEX AN UNINCORPORATED AREA, SETTING A HEARING TO CONSIDER SUCH AN ANNEXATION, AND DIRECTING PUBLICATION OF HEARING NOTICE

The City Council of Sandy City, State of Utah, finds and determines as follows:

1. Sandy City ("City") desires to annex parcels of contiguous unincorporated area, totaling approximately 6.5 acres, for homes located at 9767-9782 S. Jameson Point Cove; 3320 E. Old Wasatch Blvd.; 3332-3342 E. Little Cottonwood Road and 9820 S. Wasatch Blvd. (two parcels). The parcels of land are currently in Salt Lake County, Utah, and more specifically shown on the map attached hereto as Appendix "A".

2. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City's best interests.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SANDY CITY
AS FOLLOWS:

1. Indicate the City Council's intent to annex the area described in Appendix "A".

2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City's best interest.

3. Indicate the City Council's intent to withdraw the area described in Appendix "A" from the municipal services district.

4. Set a public hearing for August 26, 2025, no earlier than 5:15 p.m., to consider the annexation.

5. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code.

ADOPTED by the Sandy City Council this 1st day of July, 2025.

Signed by:



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Brooke D'Sousa, Chair
Sandy City Council

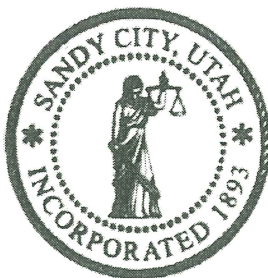
ATTEST:

DocuSigned by:

Wendy D

Wendy Downs, MMC
City Recorder

RECORDED this 2 day of July, 2025.



APPENDIX “A”

[illegible]

Subject Property

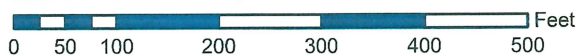


EXHIBIT “B”



**SANDY CITY PUBLIC NOTICE
INTENT TO ANNEX – JAMESON POINT ANNEXATION**

NOTICE IS HEREBY GIVEN that the Sandy City Council has adopted Resolution, 25-34C, indicating its intent to annex an unincorporated area, located at 9767-9782 S. Jameson Point Cove; 3320 Old Wasatch Blvd; 3332-3342 E. Little Cottonwood Road and 9820 S. Wasatch Blvd. On **August 26, 2025**, no earlier than 5:15 pm in a hybrid meeting, in accordance with Utah Code 52-4-207(4) Open and Public Meeting Act the Sandy City Council will hold a public hearing regarding the proposed Jameson Point Annexation.

The August 26, 2025 Sandy City Council meeting will be conducted both virtually, via Zoom Webinar, and in-person at Sandy City Hall (10000 S. Centennial Parkway). Residents wishing to attend may access the August 26, 2025 meeting agenda at <https://sandyutah.legistar.com/Calendar.aspx> to obtain the Zoom Webinar link or for information regarding in-person attendance. The August 26, 2025 agenda will be published at least 24 hours prior to the beginning of the meeting. If a resident is unable to access the Zoom Webinar link or attend the meeting in person, they may submit a written comment via e-mail at CitizenComment@sandy.utah.gov.

Legal Description:

A parcel of land to be annexed from Salt Lake County to Sandy City, situated in the Northeast Quarter of Section 11, Township 3 South, Range 1 East, Salt Lake Base & Meridian, Salt Lake County, Utah. The boundaries of said parcel of land are described as follows:

Beginning at a point in the current SANDY CITY BOUNDARY LINE established by HIRSCHI ANNEXATION TO SANDY CITY, recorded June 1, 2016 as Entry No. 12291402 in Book 2016P at Page 117 in the Office of the Salt Lake County Recorder, said point is also in the Southwesterly Corner of Lot 5, JAMESON POINT COVE SUBDIVISION recorded as Entry No. 8450174 in Book 2002P at Page 355 in the Office of the Salt Lake County Recorder, said point is 1198.62 feet N.89°35'24"W. along the quarter section line from the Center Quarter Corner of said Section 11 (Basis of Bearing is S.89°35'24"E. along the quarter section line between the found monuments representing the Center Quarter Corner and the East Quarter Corner of said Section 11); and running thence along said current SANDY CITY BOUNDARY LINE the following three (3) courses: 1) N.08°22'03"E. 61.53 feet, 2) N.04°23'11"W. 141.83 feet and 3) N.44°02'34"W. 25.17 feet (25.00+/- feet by record) to a point in the current SANDY CITY BOUNDARY LINE as established by RUSKIN CIRCLE ANNEXATION TO SANDY CITY, recorded December 19, 2011 as Entry No. 11299790 in book 2016 at Page 161 in the Office of the Salt Lake County Recorder and the beginning of a non-tangent 1999.00 foot radius curve to the left; thence along said current SANDY CITY BOUNDARY LINE the following three (3) courses: 1) northeasterly along the arc of said curve 256.09 feet through a central angle of 07°20'24" (note: chord for said

curve bears N.42°17'01"E. for a distance of 255.92 feet), 2) N.38°36'49"E. 65.56 feet to the beginning of a 1403.90 foot radius curve to the right and 3) northeasterly along the arc of said curve 130.11 feet through a central angle of 05°18'36" (note: chord for said curve bears N.41°16'07"E. for a distance of 130.06 feet) to the southwesterly right of way line of Little Cottonwood Road (SR-209); thence along said southwesterly right of way line the following three (3) courses: 1) S.31°27'29"E. 264.11 feet to the beginning of a 2964.41 foot radius curve to the left, 2) southeasterly along the arc of said curve 415.53 feet through a central angle of 08°01'53" (note: chord for said curve bears S.35°28'25"E. for a distance of 415.19 feet) to a point in said quarter section line and 3) S.89°35'24"E. 60.12 feet along said quarter section line to a point in the current SANDY CITY BOUNDARY LINE established by BELL CANYON PRESERVATION AREA ANNEXATION TO SANDY CITY, recorded December 11, 2019 as Entry No. 13144286 in Book 2019P at Page 339 in the Office of the Salt Lake County Recorder; thence along said current SANDY CITY BOUNDARY LINE S.45°02'29"W. 226.95 feet (S.45°00'00"W. 219.47 feet by record) to a point in the current Sandy City boundary line established by said HIRSCHI ANNEXATION TO SANDY CITY; thence along said current SANDY CITY BOUNDARY LINE the following two (2) courses: 1) N.20°55'10"W. 173.38 feet to a point in the said quarter section line and 2) along said quarter section line N.89°35'24"W. 495.90 feet (496.08+/- feet by record) to the point of beginning.

The above described parcel of land contains 228,956 square feet or 5.26 acres in area, more or less.

The City Council will annex the area unless written protests to the annexation are presented at the public hearing, or are filed by 5:00 p.m., on the day of such hearing, with the Sandy City Recorder, Suite 311, Sandy City Hall, 10000 Centennial Parkway, Sandy Utah, by the owners of private real property that:

- (A) is located within the area proposed for annexation;
- (B) covers a majority of the total private land area within the entire area proposed for annexation; and
- (C) is equal in value to at least ½ the value of all private real property within the entire area proposed for annexation.

The area under consideration for annexation comprises approximately 5 acres. It is being proposed to annex these properties to the City with the R-1-15 zone. Any questions you may have regarding this annexation, may be directed to Brian McCuistion in the Community Development Department – 801-568-7268, bmccuistion@sandy.utah.gov

Posted: July 10, 2025

Utah Public Notice Website <https://www.utah.gov/pmn/>
Sandy City Website – <https://www.sandy.utah.gov/>
Sandy City Hall
Sandy Parks & Recreation
Salt Lake County Library - Sandy