

ORDINANCE # 24-21

BRIDGER BOULEVARD ANNEXATION

AN ORDINANCE ANNEXING TERRITORY LOCATED ALONG BRIDGER BOULEVARD BETWEEN ALTA CANYON DRIVE AND WILLOW CREEK DRIVE IN SALT LAKE COUNTY, COMPRISING APPROXIMATELY 5.69 ACRES INTO THE MUNICIPALITY OF SANDY CITY; ESTABLISHING ZONING FOR THE ANNEXED PROPERTY; ALSO PROVIDING A SEVERANCE AND EFFECTIVE DATE FOR THE ANNEXATION.

The Sandy City Council finds:

1. Section 10-2-418, Utah Code Annotated, authorizes the City to annex contiguous areas within unincorporated county islands 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 along Bridger Boulevard between Alta Canyon Drive and Willow Creek Drive in Salt Lake County, comprising approximately 5.69 acres (“**Area**”), 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 10-2-418.
3. On September 24, 2024, the City adopted Resolution 24-40C, 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 – <https://www.sandy.utah.gov>, and the Utah Public Notice Website – <https://www.utah.gov/pmn> on October 1, 2024. 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 November 12, 2024, 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 10-2-425(4), Utah Code Annotated.

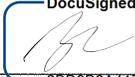
NOW, THEREFORE, BE IT ORDAINED by the City Council that it does hereby:

1. Adopt an ordinance annexing the Area as shown in **Exhibit “A”** and on the plat filed in

the office of the Sandy City Recorder.

2. Annex these properties with the Zone of R-1-10 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 10-2-425(4), 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 as provided by law.

PASSED AND APPROVED by vote of the Sandy City Council this 12 day of November, 2024.

DocuSigned by:  
  
 28D9B8A417C845C  
 Zach Robinson, Sandy City Council Chair

ATTEST:

DocuSigned by:  
  
 68857E827201FB1  
 Wendy P.  
 City Recorder

DocuSigned by:  
  
 2FEF8CAF412042D  
 Monica Zoltanski, Mayor



PRESENTED to the Mayor of Sandy City this 15th day of November, 2024.

APPROVED by the Mayor of Sandy City this 15th day of November, 2024.

**RESOLUTION #24-40C**

**BRIDGER BOULEVARD 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 5.74 acres, located along Bridger Boulevard between Alta Canyon Drive and Willow Creek Drive. 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.

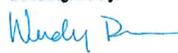
NOW, THEREFORE, BE IT RESOLVED by the City Council of Sandy City, Utah that it does hereby:

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 November 12, 2024, 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 24 day of September, 2024.

DocuSigned by:  
  
 2BD0B8A417C645C...  
 Zach Robinson  
 Sandy City Council Chair

ATTEST:

DocuSigned by:  
  
 688E7E8272014B1...  
 City Recorder

RECORDED this 9/26/2024 day of \_\_\_\_\_, 2024.



## **Appendix "A"**

### **LEGAL DESCRIPTION**



## 24225-05\_BRIDGER BLVD ANNEXATION DESCRIPTION

A parcel of land to be annexed from Salt Lake County to Sandy City, situate in the Southeast Quarter of Section 34 and the Southwest Quarter of Section 35, Township 2 South, Range 1 East, Salt Lake Base & Meridian and the Northeast Quarter of Section 3, 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 WILLOW CREEK COUNTRY CLUB ANNEXATION TO SANDY CITY, recorded December 26, 2018 as Entry No. 12909255 in Book 2018P at Page 423 in the Office of the Salt Lake County Recorder, said point is also in the centerline of Bridger Boulevard as shown on WILLOW CREEK SUBDIVISION NO. 1 recorded as Entry No. 1684075 in Book U at Page 40 in the Office of the Salt Lake County Recorder, said point is 430.81 feet N.00°02'48"W. along the section line and 90.75 feet East from the Southeast Corner of said Section 34, said point is also 70.00 feet S.57°28'00"W. along the said centerline from the intersection of said centerline of Bridger Boulevard and the centerline of Willow Creek Drive as shown on WILLOW CREEK SUBDIVISION NO. 12 recorded as Entry No. 2378809 in Book II at Page 89 in the Office of the Salt Lake County Recorder (Basis of Bearing is N.00°02'48"W. along the section line between the found monuments representing the Southeast Corner and the East Quarter Corner of said Section 34); and running thence along said current Sandy City boundary line the following three (3) courses: 1) S.57°28'00"W. 288.06 feet along said centerline of Bridger Boulevard, 2) S.32°32'00"E. 30.00 feet to a point in the southerly right of way line of Bridger Boulevard and 3) S.57°28'00"W. 13.77 feet along said southerly right of way line to the Northeasterly Corner of Lot 8 of WILLOW CREEK SUBDIVISION NO. 4 recorded as Entry No. 1858391 in Book Y at Page 77 in the Office of the Salt Lake County Recorder; thence along the easterly lot line of said Lot 8 S.34°00'00"E. 186.12 feet to the Southeasterly Corner of said Lot 8; thence along the southerly lot line of said Lot 8 N.74°30'00"W. 148.37 feet to the Southeast Corner of Lot 9 of said WILLOW CREEK SUBDIVISION NO. 4; thence along the southeasterly lot line and its extension of said Lot 9 S.53°00'00"W. 134.58 feet to a point in the centerline of Mt. Majestic Road; thence along said centerline the following two (2) courses: 1) N.49°00'00"W. 30.25 feet to the beginning of a 135.23 foot radius curve to the right and 2) northwesterly along the arc of said curve 40.13 feet through a central angle of 17°00'07" (note: chord for said curve bears N.40°29'56"W. for a distance of 39.98 feet) to the intersection of said centerline and the extension of the southeasterly lot line of Lot 19 of said WILLOW CREEK SUBDIVISION NO. 4; thence along said southeasterly lot line and its extension S.58°00'00"W. 159.74 feet to the Southeast Corner of Lot 20 of said WILLOW CREEK SUBDIVISION NO. 4; thence along the southerly lot line of said Lot 20 N.81°32'00"W. 93.68 feet to the East Corner of Lot 21 of said WILLOW CREEK SUBDIVISION NO. 4; thence along the southeasterly lot line of said Lot 21 S.41°00'00"W. 87.77 feet to the South Corner of said Lot 21, said point is along in the northeasterly right of way line of Alta Canyon Drive; thence along said northeasterly right of way line the following two (2) courses: 1) N.49°00'00"W. 213.97 feet to the beginning of a 383.00 foot radius curve to the left and 2) northwesterly along the arc of said curve 73.53 feet through a central angle of 11°00'00" (note: chord for said curve bears N.54°30'00"W. for a distance of 73.42 feet) to a point in the current Sandy City boundary line established by EXTENSION OF SANDY CITY LIMITS AMENDED recorded October 19, 1973 as Entry No. 2577024 in Book 73-10 at Page 98 in the Office of the Salt Lake County Recorder, said point is also the West Corner of Lot 1 of said WILLOW CREEK SUBDIVISION NO. 4; thence along said current Sandy City boundary line and the northerly boundary line of said WILLOW CREEK SUBDIVISION NO. 4 the following two (2) courses: 1) N.30°00'00"E. 140.49 feet and 2) North 78.37 feet to a point in the current Sandy City boundary line as established in said WILLOW CREEK



COUNTRY CLUB ANNEXATION TO SANDY CITY, said point is also in the northerly boundary line of said WILLOW CREEK COUNTRY CLUB ANNEXATION TO SANDY CITY; thence along said current Sandy boundary line the following ten (10) course: 1) S.89°40'00"E. 29.78 feet, 2) S.34°40'00"E. 61.03 feet, 3) N.70°36'00"E. 148.18 feet, 4) S.89°40'00"E. 191.25 feet, 5) N.57°28'00"E. 130.20 feet, 6) S.32°32'00"E. 150.00 feet to a point in the northerly right of way line of Bridger Boulevard, 7) N.57°28'00"E. 30.00 feet along said northerly right of way line to the Southwest Corner of Lot 559 of said WILLOW CREEK SUBDIVISION NO.1, 8) N.32°32'00"W. 150.00 feet, 9) N.57°28'00"E. 288.06 feet to a point in the westerly right of way line of Willow Creek Drive and 10) S.32°32'00"E. 180.00 feet along said westerly right of way line and its extension to the point of beginning.

The above described parcel of land contains 247,691 square feet or 5.69 acres in area, more or less.

**SANDY CITY PUBLIC NOTICE  
INTENT TO ANNEX – BRIDGER BOULEVARD**

**NOTICE IS HEREBY GIVEN** that the Sandy City Council has adopted a resolution, 24-40C, indicating its intent to annex an unincorporated area, located along Bridger Boulevard between Alta Canyon Drive and Willow Creek Drive. On **November 12, 2024**, 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 Bridger Boulevard Annexation. The November 12, 2024 Sandy City Council meeting will be conducted in-person and virtually, via Zoom Webinar. Citizens wishing to comment virtually on the proposed annexation must access the meeting via the Zoom Webinar link, which will be included on **November 12, 2024** meeting agenda. The meeting agenda will be published at least 24 hours prior to the beginning of the meeting and can be found at <https://sandyutah.legistar.com/Calendar.aspx>.

If a citizen is unable to attend the meeting, they may leave an eComment by following the appropriate link as listed on the meeting agenda, or by emailing [CitizenComment@sandy.utah.gov](mailto:CitizenComment@sandy.utah.gov).

**Legal Description:**

A parcel of land to be annexed from Salt Lake County to Sandy City, situate in the Southeast Quarter of Section 34 and the Southwest Quarter of Section 35, Township 2 South, Range 1 East, Salt Lake Base & Meridian and the Northeast Quarter of Section 3, 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 WILLOW CREEK COUNTRY CLUB ANNEXATION TO SANDY CITY, recorded December 26, 2018 as Entry No. 12909255 in Book 2018P at Page 423 in the Office of the Salt Lake County Recorder, said point is also in the centerline of Bridger Boulevard as shown on WILLOW CREEK SUBDIVISION NO. 1 recorded as Entry No. 1684075 in Book U at Page 40 in the Office of the Salt Lake County Recorder, said point is 430.81 feet N.00°02'48"W. along the section line and 90.75 feet East from the Southeast Corner of said Section 34, said point is also 70.00 feet S.57°28'00"W. along the said centerline from the intersection of said centerline of Bridger Boulevard and the centerline of Willow Creek Drive as shown on WILLOW CREEK SUBDIVISION NO. 12 recorded as Entry No. 2378809 in Book II at Page 89 in the Office of the Salt Lake County Recorder (Basis of Bearing is N.00°02'48"W. along the section line between the found monuments representing the Southeast Corner and the East Quarter Corner of said Section 34); and running thence along said current Sandy City boundary line the following three (3) courses: 1) S.57°28'00"W. 288.06 feet along said centerline of Bridger Boulevard, 2) S.32°32'00"E. 30.00 feet to a point in the southerly right of way line of Bridger Boulevard and 3) S.57°28'00"W. 13.77 feet along said southerly right of way line to the Northeasterly Corner of Lot 8 of WILLOW CREEK SUBDIVISION NO. 4 recorded as Entry No. 1858391 in Book Y at Page 77 in the Office of the Salt Lake County Recorder; thence along the easterly lot line of said Lot 8 S.34°00'00"E. 186.12 feet to the Southeasterly Corner of said Lot 8; thence along the southerly lot line of said Lot 8 N.74°30'00"W. 148.37 feet to the Southeast Corner of Lot 9 of said WILLOW CREEK SUBDIVISION NO. 4; thence along the southeasterly lot line and its extension of said Lot 9 S.53°00'00"W. 134.58 feet to a point in the centerline of Mt. Majestic Road; thence along said centerline the following two (2) courses: 1) N.49°00'00"W. 30.25 feet to the beginning of a 135.23 foot radius curve to the right and 2) northwesterly along the arc of said curve 40.13 feet through a central angle of 17°00'07" (note: chord for said curve bears N.40°29'56"W. for a distance of 39.98 feet) to the intersection of said centerline and the extension of the southeasterly lot line of Lot 19 of said WILLOW CREEK SUBDIVISION NO. 4; thence along said southeasterly lot line and its extension S.58°00'00"W. 159.74 feet to the Southeast Corner of

Lot 20 of said WILLOW CREEK SUBDIVISION NO. 4; thence along the southerly lot line of said Lot 20 N.81°32'00"W. 93.68 feet to the East Corner of Lot 21 of said WILLOW CREEK SUBDIVISION NO. 4; thence along the southeasterly lot line of said Lot 21 S.41°00'00"W. 87.77 feet to the South Corner of said Lot 21, said point is along in the northeasterly right of way line of Alta Canyon Drive; thence along said northeasterly right of way line the following two (2) courses: 1) N.49°00'00"W. 213.97 feet to the beginning of a 383.00 foot radius curve to the left and 2) northwesterly along the arc of said curve 73.53 feet through a central angle of 11°00'00" (note: chord for said curve bears N.54°30'00"W. for a distance of 73.42 feet) to a point in the current Sandy City boundary line established by EXTENSION OF SANDY CITY LIMITS AMENDED recorded October 19, 1973 as Entry No. 2577024 in Book 73-10 at Page 98 in the Office of the Salt Lake County Recorder, said point is also the West Corner of Lot 1 of said WILLOW CREEK SUBDIVISION NO. 4; thence along said current Sandy City boundary line and the northerly boundary line of said WILLOW CREEK SUBDIVISION NO. 4 the following two (2) courses: 1) N.30°00'00"E. 140.49 feet and 2) North 78.37 feet to a point in the current Sandy City boundary line as established in said WILLOW CREEK COUNTRY CLUB ANNEXATION TO SANDY CITY, said point is also in the northerly boundary line of said WILLOW CREEK COUNTRY CLUB ANNEXATION TO SANDY CITY; thence along said current Sandy boundary line the following ten (10) course: 1) S.89°40'00"E. 29.78 feet, 2) S.34°40'00"E. 61.03 feet, 3) N.70°36'00"E. 148.18 feet, 4) S.89°40'00"E. 191.25 feet, 5) N.57°28'00"E. 130.20 feet, 6) S.32°32'00"E. 150.00 feet to a point in the northerly right of way line of Bridger Boulevard, 7) N.57°28'00"E. 30.00 feet along said northerly right of way line to the Southwest Corner of Lot 559 of said WILLOW CREEK SUBDIVISION NO.1, 8) N.32°32'00"W. 150.00 feet, 9) N.57°28'00"E. 288.06 feet to a point in the westerly right of way line of Willow Creek Drive and 10) S.32°32'00"E. 180.00 feet along said westerly right of way line and its extension to the point of beginning.

The above described parcel of land contains 247,691 square feet or 5.69 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 5.69 acres. It is being proposed to annex these properties to the City with the R-1-10 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](mailto:bmccuistion@sandy.utah.gov)

**Posted: October 1, 2024**

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