

ALTUS REZONE

ORDINANCE 25-15

AN ORDINANCE AMENDING AND FIXING THE BOUNDARIES OF A ZONE DISTRICT OF THE SANDY CITY ZONING ORDINANCE, TO WIT: REZONING APPROXIMATELY 2.7 TOTAL ACRES FROM R-1-20A “SINGLE-FAMILY RESIDENTIAL DISTRICT” TO R-1-8 “SINGLE-FAMILY RESIDENTIAL”, LOCATED AT APPROXIMATELY 951 E. 8800 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 5, 2025, which meeting was preceded by notice mailed to affected entities and property May 19, 2025 and 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 20, 2025; 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 1, 2025 and July 15, 2025, 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 2.7 acres, four parcels located at approximately 951 E. 8800 S., Sandy, Utah, and currently zoned as R-1-20A “Single-Family Residential District” shall be zoned to R-1-8 “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-1-20A “Single-Family Residential District”

ZONING AFTER EFFECTIVE DATE OF THIS ORDINANCE:

R-1-8 “Single-Family Residential District”

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 15 day of July, 2025.

Signed by:



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Brooke D'Sousa,
Sandy City Council Chair

ATTEST:

DocuSigned by:



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Wendy Downs, City Recorder



PRESENTED to the Mayor of Sandy City for her approval this 18 day of
July, 2025.

APPROVED this 28th day of July, 2025.



ATTEST:

DocuSigned by:

Wendy Downs

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Wendy Downs, City Recorder

DocuSigned by:

Monica Zoltanski

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Monica Zoltanski, Mayor

RECORDED this 18 day of July, 2025.

SUMMARY PUBLISHED this 29 day of July, 2025.

EXHIBIT "A"
(Legal Description)

Parcel #: 28051760070000 (portion), 28051760090000, 28051760170000, 28051770020000
Address: 951 E. 8800 S.

BASIS OF BEARING:

N 89°59'38" W 2635.34' MEASURED FROM THE N 1/4 MONUMENT OF SECTION 5
TS3R1E AND THE NW MONUMENT OF SECTION 5 TS3 R1E

COMMENCING AT THE N 1/4 OF SECTION 5 TS3 R1E

THENCE SOUTH 1380'

THENCE WEST 255' THENCE S48°51'00"W 144.36' TO THE POINT OF BEGINNING.

THENCE S 67°41'09" E 14.81' TO THE NORTHERLY EDGE OF AN 5' WIDE CONCRETE
WALK:

thence ALONG SAID CONCRETE WALK with a curve turning to the left with an arc length of
262.19',

with a radius of 387.89', with a chord bearing of S 41°52'03" W, with a chord length of 257.23';,

THENCE S 24°01'20" W 29.62'; ALONG SAID CONCRETE WALK

THENCE N 76°16'00" W 242.08';

THENCE N 65°59'06" W 50.17'; TO THE BOUNDARY OF COUNTRY ESTATES NO. 4

THENCE N 19°19'43" E 277.25'; ALONG THE BOUNDARY OF COUNTRY ESTATES NO. 4

THENCE N 40°29'33" E 102.18'; ALONG THE BOUNDARY OF COUNTRY ESTATES NO. 4

THENCE N 58°37'19" E 168.86';

THENCE S 00°56'09" W 218.43'; TO THE POINT OF BEGINNING

having an area of 116,326.8 square feet, 2.670 acres