

ORDINANCE # 25-04

VARNEY ANNEXATION

AN ORDINANCE ANNEXING TERRITORY LOCATED AT 2182 E. CREEK ROAD IN SALT LAKE COUNTY, COMPRISING APPROXIMATELY 1.13 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 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 2182 E. Creek Road in Salt Lake County, comprising approximately 1.13 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 December 10, 2024 the City adopted Resolution #24-55C, 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 December 19, 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 January 21, 2025, the City Council held a public hearing on the proposed annexation.

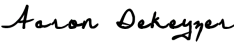
7. The annexation of the Area is completed and takes effect on the date of the lieutenant governor’s issuance of a certificate of annexation as per Section 10-2-425(4), Utah Code Annotated.

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


1. Adopt this 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-1-40A 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.

PASSED AND APPROVED by vote of the Sandy City Council this 21 day of January, 2025.

Signed by:  
  
820AF61948CF4A9  
Aaron Dekeyzer, Sandy City Council Chair

ATTEST:

DocuSigned by:  
  
688F7E8272014B1...  
City Recorder

DocuSigned by:  
  
2FEF8CAE412042D...  
Monica Zoltanski, Mayor



PRESENTED to the Mayor of Sandy City this 23rd day of January, 2025.

APPROVED by the Mayor of Sandy City this 23rd day of January, 2025.

## **EXHIBIT A**

## RESOLUTION #24-55C

### VARNEY 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 a parcel of contiguous unincorporated area, totaling approximately 1.13 acres, located at 2182 E. Creek Road. The parcel of land is 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 January 21, 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 10 day of December, 2024.

DocuSigned by:



25D9B8A417C845C...

Zach Robinson

Sandy City Council Chair

ATTEST:

DocuSigned by:



688E7E8272014B1...

City Recorder

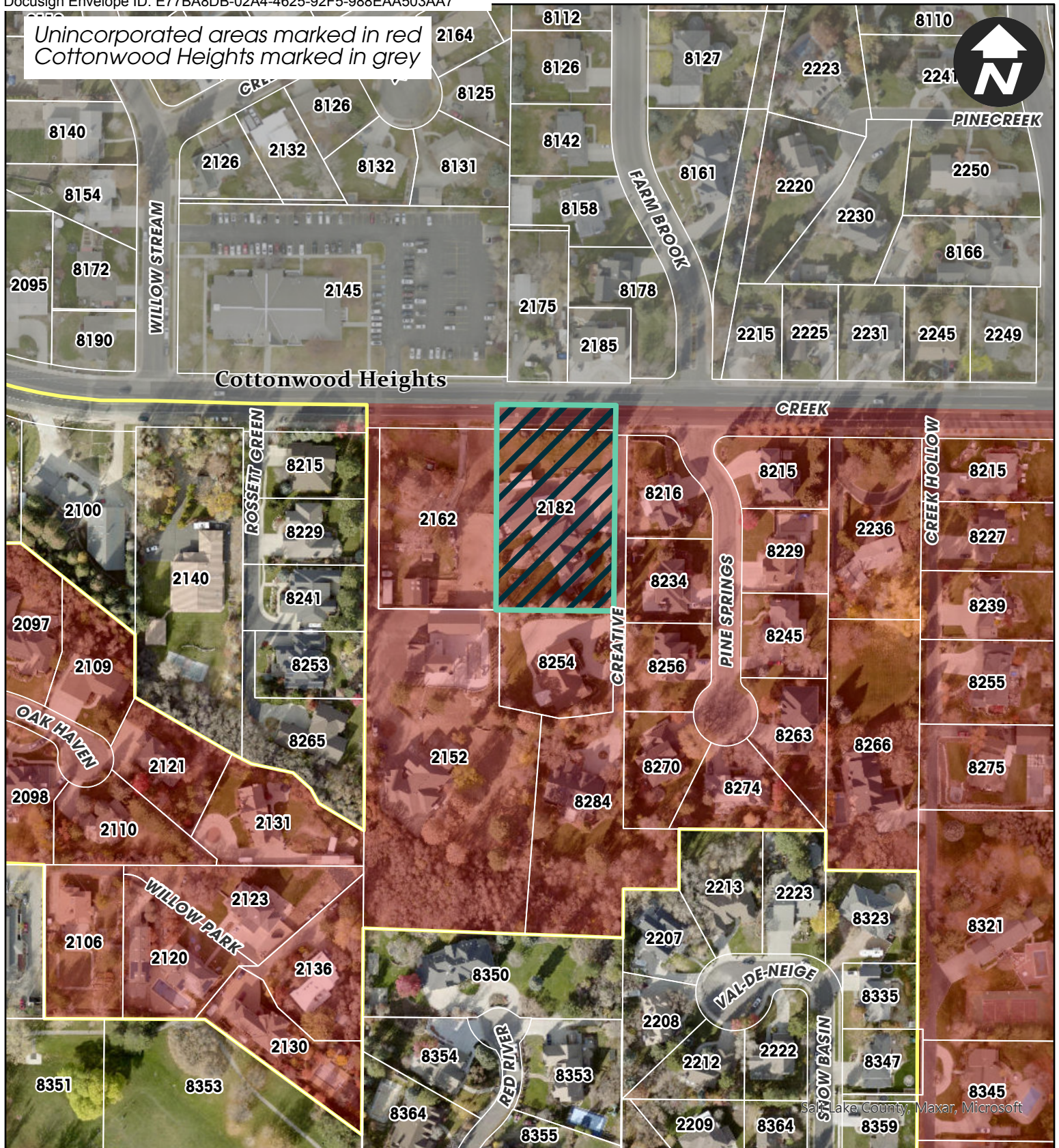
RECORDED this 11 day of December, 2024.



## **Appendix “A”**



Unincorporated areas marked in red  
Cottonwood Heights marked in grey



Varney Annexation  
2182 E Creek Road



**Subject Property**

## **EXHIBIT B**



**SANDY CITY PUBLIC NOTICE  
INTENT TO ANNEX – Varney Annexation**

**NOTICE IS HEREBY GIVEN** that the Sandy City Council has adopted a resolution, 24-55C, indicating its intent to annex an unincorporated area, located at approximately 2182 E. Creek Road. On **January 21, 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 Varney Annexation. The January 21, 2025 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 **January 21, 2025** 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 email [citizencomments@sandy.utah.gov](mailto:citizencomments@sandy.utah.gov).

**Legal Description:**

A parcel of land to be annexed from Salt Lake County to Sandy City, situate in the Southwest Quarter of Section 34, Township 2 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 CUMMINGS ANNEXATION TO SANDY CITY, recorded December 17, 2024 as Entry No. 14325895 in Book 2024P at Page 3961 in the Office of the Salt Lake County Recorder, said point is also in the current COTTONWOOD HEIGHTS BOUNDARY LINE established by CITY OF COTTONWOOD HEIGHTS INCORPORATION, recorded February 1, 2005 as Entry No. 9287827 in Book 2005P at Page 22 in the Office of the Salt Lake County Recorder, said point is also the intersection of the section line and the extension of the easterly boundary line of VARNEY SUBDIVISION recorded as Entry No. 5179079 in Book 92-1 at Page 1 in the Office of the Salt Lake County Recorder, said point is 966.50 feet N.89°41'22"W. along said section line from the Center Quarter Corner of said Section 34 (Basis of Bearing is N.89°41'22"W. along the section line between the monuments representing the Center Quarter Corner and West Quarter Corner of said Section 34); and running thence along said easterly boundary line and its extension S.00°18'38"W. 291.516 feet to the Southeast Corner of said VARNEY SUBDIVISION; thence along the southerly boundary line of said VARNEY SUBDIVISION N.89°41'22"W. 168.50 feet to the Southwest Corner of said VARNEY SUBDIVISION, said point is also in said current SANDY CITY BOUNDARY LINE; thence along said current SANDY CITY BOUNDARY LINE and the westerly boundary line and its extension of said VARNEY SUBDIVISION N.00°18'38"E. 291.516 feet to the intersection of said section line and said extension of the westerly boundary line, said point is also in said current COTTONWOOD HEIGHTS BOUNDARY LINE; thence along said current COTTONWOOD HEIGHTS BOUNDARY LINE and section line S.89°41'22"E. 168.50 feet to the point of beginning.

The above described parcel of land contains 49,120 square feet or 1.13 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 1.13 acres. It is being proposed to annex these properties to the City with the R-1-40 zone. Any questions you may have regarding this annexation, may be directed to Brian McCuiston in the Community Development Department – 801-568-7268, [bmccuiston@sandy.utah.gov](mailto:bmccuiston@sandy.utah.gov)

**Posted: December 19, 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**