

STONECROFT ON WASATCH REZONE

ORDINANCE #17-03

AN ORDINANCE AMENDING AND FIXING THE BOUNDARIES OF A ZONE DISTRICT OF THE SANDY CITY ZONING ORDINANCE; TO WIT: REZONING APPROXIMATELY 3.02 ACRES FROM THE R-1-12 "SINGLE FAMILY RESIDENTIAL DISTRICT" TO THE R-1-6 "SINGLE FAMILY RESIDENTIAL DISTRICT", LOCATED AT APPROXIMATELY 1991 EAST AND 2073 EAST WASATCH BOULEVARD; 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 November 3, 2016, which meeting was preceded by notice published in the Salt Lake Tribune on October 20, 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 October 12, 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 January 17, 2017 which hearing was preceded by publication in the Salt Lake Tribune, on December 20, 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 December 20, 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 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** is attached hereto and by this reference made a part hereof, which property is located at approximately 1991 East and 2073 East Wasatch Boulevard, Sandy, Utah, and is currently zoned the R-1-12 "Single Family Residential District", shall be zoned to the R-1-6 "Single Family Residential District", and the land use map is amended accordingly.

ZONING PRIOR TO EFFECTIVE DATE OF THIS ORDINANCE:

R-1-12 "Single Family Residential District"

ZONING AFTER EFFECTIVE DATE OF THIS ORDINANCE:

R-1-6 "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.

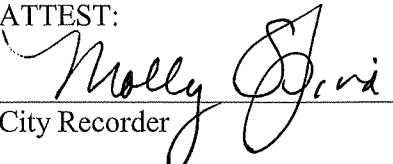
Section 3. Effective. This ordinance shall become effective upon publication of a summary thereof.

PASSED AND APPROVED this 17th day of January, 2017.



Stephen P. Smith, Chairman
Sandy City Council

ATTEST:



Molly Ford
City Recorder

PRESENTED to the Mayor of Sandy City for his approval this 23rd day of January, 2017.

APPROVED this 23rd day of January, 2017.

Thomas M. Dolan
Thomas M. Dolan, Mayor

ATTEST:

Molly G. ...
City Recorder

RECORDED this 23rd day of January, 2017.

SUMMARY PUBLISHED this 26th day of January 2017.

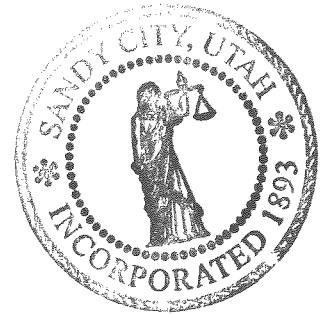


EXHIBIT A
LEGAL DESCRIPTION

Rezoning – Stonecroft on Wasatch
ZONE-10-16-5145

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 22 AND SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 00°25'59" WEST 1013.82 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, SAID POINT ALSO LIES ON A 747.71 FOOT RADIUS CURVE TO THE RIGHT; AND TRAVERSING THENCE 169.02 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°57'07" (CHORD BEARS SOUTH 84°20'29" WEST 168.66 FEET); THENCE NORTH 77°51'56" WEST 24.89 FEET; THENCE NORTH 42°40'54" EAST 280.90 FEET; THENCE NORTH 00°25'59" WEST 86.43 FEET; THENCE SOUTH 89°41'28" EAST 359.74 FEET; THENCE SOUTH 10°19'57" EAST 53.84 FEET TO A POINT WHICH LIES ON A 1562.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 143.50 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°15'49" (CHORD BEARS SOUTH 16°00'55" EAST 143.45 FEET); THENCE SOUTH 26°33'13" WEST 45.14 FEET TO A POINT WHICH LIES ON A 1063.74 FOOT NON-TANGENT CURVE TO THE RIGHT, WHICH CENTER BEARS NORTH 18°31'15" WEST; THENCE 74.08 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°59'25", (CHORD BEARS SOUTH 73°28'28" WEST 74.07 FEET); THENCE SOUTH 75°28'10" WEST 146.57 FEET TO A POINT WHICH LIES ON A 747.71 FOOT RADIUS CURVE TO THE RIGHT; THENCE 175.54 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°27'06" (CHORD BEARS SOUTH 82°11'43" WEST 175.14 FEET) TO THE POINT OF BEGINNING.

CONTAINS 130,866 SQ. FT. OR 3.004 ACRES, MORE OR LESS.