

JORDAN CREDIT UNION REZONE

ORDINANCE 25-14

AN ORDINANCE AMENDING AND FIXING THE BOUNDARIES OF A ZONE DISTRICT OF THE SANDY CITY ZONING ORDINANCE; TO WIT: REZONING APPROXIMATELY 0.98 TOTAL ACRES FROM R-1-8 “SINGLE-FAMILY RESIDENTIAL DISTRICT” TO PO “PROFESSIONAL OFFICE DISTRICT”, LOCATED AT APPROXIMATELY 9260 S. 300 E.; 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 May 15, 2025, which meeting was preceded by notice mailed to affected entities and property April 11, 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 April 14, 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 June 3, 2025 and June 10, 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 0.98 acres, two parcels located at approximately 9260 S. 300 E., Sandy, Utah, and currently zoned as R-1-8 “Single-Family Residential District” shall be zoned to PO “Professional Office 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-1-8 “Single-Family Residential District”

ZONING AFTER EFFECTIVE DATE OF THIS ORDINANCE:

PO “Professional Office 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 _____ day of _____, 2025.

Aaron Dekeyser, 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"
(Legal Description)

Parcel #: 28063760300000 & 28063760320000
Address: 9260 S. 300 E.

A parcel of land being part of Lot 12, Block 5, Lot 12 Sandy 5 Acre Plat recorded May 19, 1892 as Entry No. 54216 in Book C, at Page 153 in the Office of the Salt Lake County Recorder. Said parcel is located in the Southwest Quarter of Section 6, Township 3 South, Range 1 East, Salt Lake Base and Meridian and is described as follows:

Beginning at a point which is 1116.45 feet N. $0^{\circ}03'37''$ W. along the Section Line and 43.50 feet S. $89^{\circ}56'23''$ W. from the South Quarter Corner of said Section 6, said Corner being 74.90 feet S. $80^{\circ}33'10''$ W. and 68.27 feet S. $13^{\circ}59'07''$ E. from a Salt Lake County Standard Flat Brass 2.5" (Mon # 28064002) at approximately 9400 South / 310 East; thence S. $00^{\circ}03'37''$ W. 130.00 feet; thence S. $89^{\circ}56'23''$ W. 6.79 feet to a point of non-tangency with a 30.98 – foot radius curve to the right, concave northwesterly (Radius point bears N. $53^{\circ}20'02''$ W.); thence Southwesterly 25.02 feet along the arc of said curve, through a central angle of $46^{\circ}16'55''$ (Chord bears S. $59^{\circ}48'26''$ W. 24.35 feet); thence S. $79^{\circ}43'08''$ W. 136.85 feet; thence N. $89^{\circ}34'19''$ W. 108.28 feet; thence N. $00^{\circ}03'37''$ E. 165.59 feet; thence N. $89^{\circ}56'23''$ E. 270.73 feet to the Point of Beginning.

The above-described land contains 42,548 sq. ft. in area or 0.976 acre, more or less