

FORTNER REZONE

ORDINANCE 26-04

AN ORDINANCE AMENDING AND FIXING THE BOUNDARIES OF A ZONE DISTRICT OF THE SANDY CITY ZONING ORDINANCE; TO WIT: REZONING TWO PARCELS, APPROXIMATELY 0.65 TOTAL ACRES, FROM R-1-10 "SINGLE FAMILY RESIDENTIAL DISTRICT" TO RM(12) "MULTI-FAMILY RESIDENTIAL DISTRICT" LIMITED TO NO MORE THAN 12 UNITS PER ACRE, LOCATED AT APPROXIMATELY 8564 S. 1000 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 10-20-501 through 10-20-505 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 February 19, 2026, which meeting was preceded by notice mailed to affected entities and property on January 30, 2026 and posted 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 January 30, 2026; 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 March 3, 2026 and March 10, 2026, 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 0.65 acres, two parcels located at approximately 8564 S. 1000 E., Sandy, Utah, and currently zoned as R-1-10 “Single Family Residential District” shall be zoned to RM(12) “Multi-Family Residential District” permitted to allow the potential subdivision of the property, and the zoning map is amended accordingly.

ZONING PRIOR TO EFFECTIVE DATE OF THIS ORDINANCE:

R-1-10 “Single Family Residential District”

ZONING AFTER EFFECTIVE DATE OF THIS ORDINANCE:

RM(12) “Multi-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 10 day of March, 2026.

Signed by:
Cyndi Sharkey
02C671B7B4514E8...
Cyndi Sharkey, Sandy City Council

ATTEST:
DocuSigned by:
Wendy P
688E7E8272014B1...
City Recorder

PRESENTED to the Mayor of Sandy City for her approval this ____ day of 3/13/2026, 2026.

APPROVED this ____ day of 3/13/2026, 2026.

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



ATTEST:
DocuSigned by:
Wendy P.
688E7E8272014B1...
City Recorder

RECORDED this 13th day of March, 2026.

SUMMARY PUBLISHED this 16 day of March, 2026.

EXHIBIT "A"
(Legal Description)

Parcel #: 22323770170000

Address: 8564 S. 1000 E.

COM 17 RDS N OF THE SE COR OF THE SW 1/4 OF SEC 32, T 2S, R 1E, S L M; W 269 FT;
S 76 FT; E 269 FT; N 76 FT TO BEG. 0.47AC M OR L. 4531-0086 8748-1785 08748-1788

Parcel #: 22323770180000

Address: 8564 S. 1000 E.

COM 204 1/2 FT N OF THE SE COR OF SW 1/4 OF SEC 32, T 2S, R 1E, S L M; W 126 FT; S
63 FT; E 126 FT; N 63 FT TO BEG. 0.18AC M OR L. 4531-0086 8748-1785 08748-1788