

BELL CANYON COVE REZONE

ORDINANCE #19-21

AN ORDINANCE AMENDING AND FIXING THE BOUNDARIES OF A ZONE DISTRICT OF THE SANDY CITY ZONING ORDINANCE; TO WIT: REZONING APPROXIMATELY 4.49 ACRES FROM R-1-40A "RESIDENTIAL DISTRICT" TO R-1-10 "RESIDENTIAL DISTRICT", LOCATED AT APPROXIMATELY 1785 E. and 1815 E. 11400 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 change of zoning on the below described property.
3. The Planning Commission held a public hearing on August 1, 2019, which meeting was preceded by notice published in the Salt Lake Tribune on July 19, 2019, 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 July 17, 2019; 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 a public hearing before its own body on August 20, 2019 which hearing was preceded by publication in the Salt Lake Tribune, on August 8, 2019, 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 August 6, 2019; 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 4.49 acres, located at approximately 1785 E. and 1815 E. 11400 S., Sandy, Utah, and currently zoned as R-1-40A “Residential District”, shall be zoned to R-1-10 “Residential District” to allow the potential development of the property, and the land use map is amended accordingly.

ZONING PRIOR TO EFFECTIVE DATE OF THIS ORDINANCE:

R-1-40A “Residential District”

ZONING AFTER EFFECTIVE DATE OF THIS ORDINANCE:

R-1-10 “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 ____ day of _____, 2019.

Chris McCandless
Sandy City Council

ATTEST:

City Recorder

PRESENTED to the Mayor of Sandy City for his approval this _____ day of _____, 2019.

APPROVED this _____ day of _____, 2019.

Kurt Bradburn
Mayor

ATTEST:

City Recorder

RECORDED this _____ day of _____, 2019.

SUMMARY PUBLISHED this _____ day of _____, 2019.

EXHIBIT A
(Legal Description)

Parcel #: 28-21-252-034-4001, 28-21-252-034-4002, & 28-21-252-004

Address: 1785 E. & 1815 E. 11400 S.

BEGINNING AT A POINT WHICH IS SOUTH 89°43'07" EAST ALONG THE SECTION LINE 804.09 FEET FROM THE CENTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 00°15'49" EAST 702.43 FEET; THENCE SOUTH 89°15'57" EAST 294.00 FEET; THENCE SOUTH 00°32'43" WEST 700.11 FEET; THENCE NORTH 89°43'07" WEST 290.55 FEET TO THE POINT OF BEGINNING.