

CANYON GATE REZONE

ORDINANCE 26-52

AN ORDINANCE AMENDING AND FIXING THE BOUNDARIES OF A ZONE DISTRICT OF THE SANDY CITY ZONING ORDINANCE; TO WIT: REZONING PROPERTY, APPROXIMATELY 7.2 TOTAL ACRES, FROM R-1-8 "SINGLE FAMILY RESIDENTIAL DISTRICT" TO PUD(12) "PLANNED UNIT DEVELOPMENT DISTRICT" AT UP TO 12 UNITS PER ACRE, LOCATED AT APPROXIMATELY 825 E. 9000 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 10-20-501 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 June 4, 2026, which meeting was preceded by notice mailed to affected entities and property on May 19, 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 May 20, 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 July 7, 2026 and July 14, 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 7.2 acres, located at approximately 825 E. 9000 S., Sandy, Utah, and extending to the centerlines of 9000 S. and Scirlein Drive, and currently zoned as R-1-8 “Single Family Residential District” shall be zoned to PUD (12) “Planned Unit Development District” with up to twelve units per acre permitted to allow the potential subdivision and site planning 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:

PUD (12) “Planned Unit Development 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 _____, 2026.

Marci Houseman, Sandy City Council

ATTEST:

City Recorder

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

APPROVED this ____ day of _____, 2026.

Monica Zoltanski, Mayor

ATTEST:

City Recorder

RECORDED this ____ day of _____, 2026.

SUMMARY PUBLISHED this ____ day of _____, 2026.

EXHIBIT "A"
(Legal Description)

Parcel #: 28053010460000
Address: 825 E. 9000 S.

Located in the Southwest Quarter of Section 5, Township 3 South, Range 1 East, Salt Lake Base and Meridian, located in Sandy City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point S00°07'00"W 3124.01 feet along the Section line and S89°53'00"E 623.20 feet from the Northwest Corner of Section 5, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence along the arc of a curve to the right with a radius of 375.00 feet a distance of 177.31 feet through a central angle of 27°05'26" Chord: N13°25'42"W 175.66 feet; thence N00°07'00"E 344.56 feet; thence S89°03'00"E 199.18 feet; thence N00°07'00"E 7.00 feet; thence S89°03'00"E 370.11 feet; thence S00°07'00"W 190.22 feet; thence S89°03'00"E 171.89 feet to the westerly boundary of Enchanted Cove P.U.D. Subdivision according to the official plat thereof recorded as Entry # 6538304 in Book 96-12P Page 431 in the Salt Lake County Recorder's office; thence along said Subdivision S00°07'00"W 221.03 feet to the northerly boundary of Whisper Cove Subdivision P.U.D. according to the official plat thereof recorded as Entry # 8654698 in Book 2003P Page 121 in the Salt Lake County Recorder's office; thence along said subdivision S81°57'42"W 707.11 feet to the point of beginning.