

STATE OF UTAH



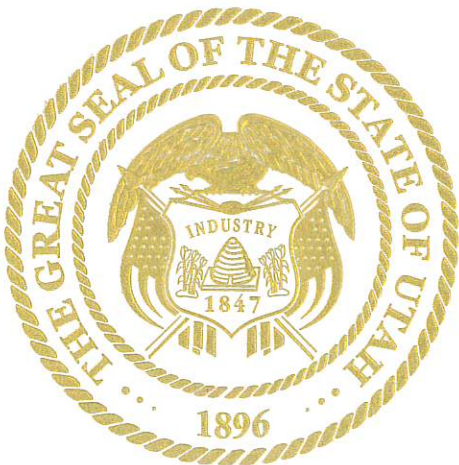
OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of annexation known as the MIDDLE DEER HOLLOW ANNEXATION TO SANDY CITY, located in SANDY CITY, dated OCTOBER 9, 2023, complying with Section §67-1a-6.5, Utah Code Annotated, 1953, as amended.

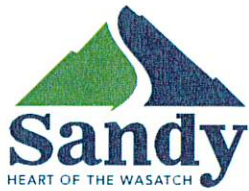
Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the MIDDLE DEER HOLLOW ANNEXATION TO SANDY CITY, located in SALT LAKE COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 31st day of October, 2023 at Salt Lake City, Utah.



A handwritten signature in black ink that reads "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor



SANDY CITY ATTORNEY

LYNN H. PACE
CITY ATTORNEY

MONICA ZOLTANSKI
MAYOR

SHANE PACE CHIEF
ADMINISTRATIVE
OFFICER

October 16, 2023

Deidre Henderson, Lieutenant Governor
Lieutenant Governor's Office
Utah State Capital Complex, Suite 220
350 North State Street
Salt Lake City, Utah 84114

Re: Middle Deer Hollow Annexation to Sandy City

Dear Lieutenant Governor Henderson:

The legislative body of Sandy City is filing the following documents with the lieutenant governor for the above-referenced annexation:

1. a notice of an impending boundary action, as defined in Section 67-1a-6.5, that meets the requirements of Subsection 67-1a-6.5(3); and
2. a copy of an approved final local entity plat as outlined in Section 67-1a-6.5.

As per instructions from your office, we are filing via email, and we have also attached a copy of the ordinance annexing the area.

We understand that within ten days, as per Subsection 67-1a-6.5(2), you will issue the annexation certificates if you determine the notices of the impending boundary action meet the requirements of Subsection 67-1a-6.5(3), and the notices are accompanied by approved local entity plats.

If you are unable to issue the annexation certificate, please notify us as soon as possible.

Thank you very much.

Sincerely,

Darien Alcorn
Senior Civil Attorney
Sandy City

Enclosures

1. Notice of Impending Boundary Action
2. Approved Final Local Entity Plat
3. Annexation Ordinance

Notice of Impending Boundary Action with Approved Final Local Entity Plat

October 9, 2023

Deidre Henderson, Lieutenant Governor
Lieutenant Governor's Office
Utah State Capital Complex, Suite 200
350 North State Street
Salt Lake City, Utah 84114

Dear Lieutenant Governor Henderson:

Annexations in Sandy City are approved by the City Council - the City's legislative body. On or about October 3, 2023 the City Council adopted an ordinance approving the following annexation:

Middle Deer Hollow Annexation to Sandy City

As chair of the Sandy City Council during this time, and on behalf of Sandy City, I hereby notify you of this impending boundary action which is more fully described in the Approved Final Local Entity Plat which accompanies this notice. I further certify that all requirements applicable to this annexation have been met.

Accordingly, on behalf of the Sandy City Council, I request that you issue a Certificate of Annexation for this boundary action as described in Section 67-1a-6.5 of the Utah Code. Section 10-2-425 of the Utah Code provides that the effective date of the annexation is the date on which you issue the Certificate of Annexation.

Respectfully Submitted,



Chair, Sandy City Council

FINAL LOCAL ENTITY PLAT MIDDLE DEER HOLLOW ANNEXATION TO SANDY CITY

SITUATED IN THE EAST 1/2 OF SECTION 14,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SALT LAKE COUNTY, STATE OF UTAH

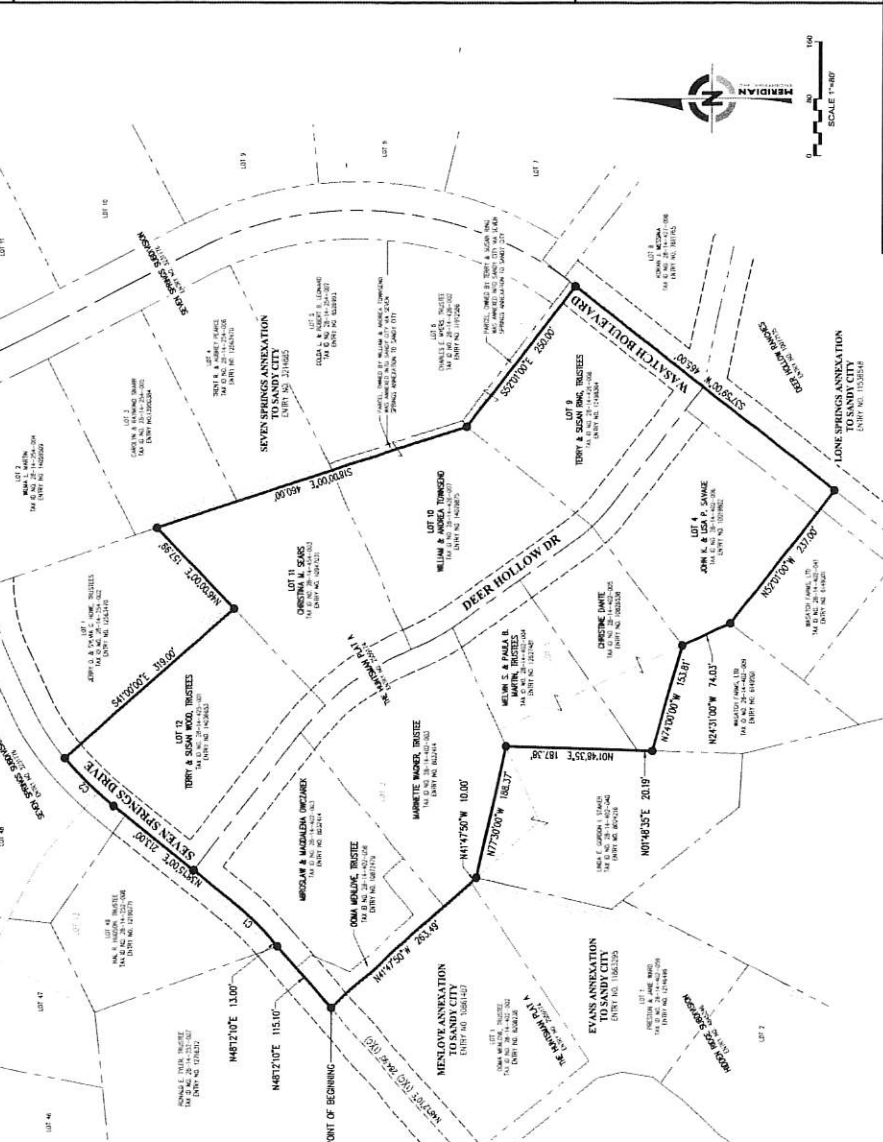
SURVEYOR'S CERTIFICATE
I, MICHAEL R. MERIDIAN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 14234, AS ISSUED BY THE STATE OF UTAH. I HAVE PERSONALLY CONDUCTED THIS SURVEY AND I AM AWARE OF THE CONTENTS OF THIS PLAT. I AM NOT PROVIDING ANY GUARANTEE OF ACCURACY OR LIABILITY FOR THIS SURVEY. I AM NOT PROVIDING ANY GUARANTEE OF ACCURACY OR LIABILITY FOR THIS SURVEY.

APPROVED BY: MICHAEL R. MERIDIAN
DATE: OCTOBER 14, 2023

ANNEXATION DESCRIPTION
A PARCEL OF LAND TO BE ANNEXED FROM SALT LAKE COUNTY TO SANDY CITY, SITUATE IN THE EAST 1/2 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:
... (Detailed description of the parcel boundaries and survey details) ...

SURVEYOR'S NARRATIVE
THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF ANNEXING THE PARCEL OF LAND TO SANDY CITY, UTAH. THE SURVEY WAS CONDUCTED ON OCTOBER 10, 2023, AT 10:00 AM. THE SURVEY WAS CONDUCTED BY MICHAEL R. MERIDIAN, A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 14234, AS ISSUED BY THE STATE OF UTAH. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE UTAH SURVEYING ACT AND THE UTAH PROFESSIONAL LAND SURVEYING BOARD RULES AND REGULATIONS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE UTAH SURVEYING ACT AND THE UTAH PROFESSIONAL LAND SURVEYING BOARD RULES AND REGULATIONS.

AS PART OF THIS SURVEY, WITHIN THE PROPOSED REAL ESTATE AND ANNEXATION, THERE IS AN EXISTING EASEMENT FOR THE USE OF THE SANDY CITY WATER MAINS. THIS EASEMENT IS DESCRIBED AS FOLLOWS: ... (Detailed description of the easement) ...



LOCAL ENTITIES
ANNEXATION FROM: SALT LAKE COUNTY
ANNEXATION INTO: SANDY CITY

**FINAL LOCAL ENTITY PLAT
MIDDLE DEER HOLLOW ANNEXATION TO SANDY CITY**
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SALT LAKE COUNTY, STATE OF UTAH

APPROVED BY: MICHAEL R. MERIDIAN
DATE: OCTOBER 14, 2023

BASES OF BEARING - SB70°20'W
... (Detailed description of the bases of bearing and other survey data) ...

LEGEND
CURRENT SANDY CITY BOUNDARY
PROPOSED ANNEXATION BOUNDARY
SECTION LINE
ADJOINING BOUNDARY
ORIGINAL LOT LINE
BOUNDARY ANGLE POINT
TOWNSHIP SECTION CORNER

CURVE	ARC	DELTA	CHORD BEARING	CHORD LENGTH
C1	45.84'	87.91°	79.87°	79.37'
C2	515.11'	107.93°	57.47°	2437.58'

ENGINEER'S CERTIFICATE
I, MICHAEL R. MERIDIAN, DO HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT MAP OF THE SANDY CITY ANNEXATION TO SANDY CITY, UTAH. I AM NOT PROVIDING ANY GUARANTEE OF ACCURACY OR LIABILITY FOR THIS SURVEY.

APPROVED BY: MICHAEL R. MERIDIAN
DATE: OCTOBER 14, 2023

SANDY CITY APPROVAL
APPROVED BY: SANDY CITY
DATE: OCTOBER 14, 2023

SALT LAKE COUNTY SURVEYOR
APPROVED BY: MICHAEL R. MERIDIAN
DATE: OCTOBER 14, 2023

COMP FILE
PROJECT NO. 2243
SHEET NO. 1 OF 1

ORDINANCE # 23-19

MIDDLE DEER HOLLOW ANNEXATION

AN ORDINANCE ANNEXING TERRITORY LOCATED AT APPROXIMATELY 3160 – 3295 EAST DEER HOLLOW ROAD IN SALT LAKE COUNTY, COMPRISING APPROXIMATELY 11.60 ACRES INTO THE MUNICIPALITY OF SANDY CITY; ESTABLISHING ZONING FOR THE ANNEXED PROPERTY; ALSO PROVIDING A SEVERANCE AND EFFECTIVE DATE FOR THE ANNEXATION.


The Sandy City Council finds:

1. Section 10-2-418, Utah Code Annotated, authorizes the City to annex contiguous areas within unincorporated county islands without a petition if it satisfies certain statutory requirements.
2. The City has complied with all statutory requirements, including without limitation: (1) the properties proposed to be annexed, located at approximately 3160 - 3295 East Deer Hollow Road in Salt Lake County, comprising approximately 11.60 acres (“Area”), are contiguous areas and are contiguous to the City; (2) the areas proposed to be annexed are within the City’s adopted expansion area; and (3) the annexation meets the requirements of Section 10-2-418.
3. On August 29, 2023, the City adopted Resolution 23-40C, attached hereto as **Exhibit “A”**, describing the Area and indicating the City’s intent to annex the Area. The City determined that not annexing the entire island or peninsula was in its best interest.
4. The City Public Notice to hold a public hearing on the proposed annexation of the Area was posted in Sandy City Hall, Sandy Parks & Recreation, the Salt Lake County Library-Sandy, River Oaks Golf Course, Alta Canyon Recreation Center, the Sandy City Website – <https://www.sandy.utah.gov>, and the Utah Public Notice Website – <https://www.utah.gov/pmn> on September 1, 2023. The notices were also posted in ten places within the area proposed for annexation, and the unincorporated area within ½ mile of the area proposed for annexation.
5. The City sent written notice to the board of each special district whose boundaries contain some or all of the Area, and to the Salt Lake County legislative body. The Notice, a copy of which is attached hereto as **Exhibit “B”**, complied with all statutory requirements.
6. On or about October 3, 2023, the City Council held a public hearing on the proposed annexation.
7. The annexation of the Area is completed and takes effect on the date of the lieutenant governor’s issuance of a certificate of annexation as per Section 10-2-425(4), Utah Code Annotated.


NOW, THEREFORE, BE IT ORDAINED by the City Council that it does hereby:

1. Adopt an ordinance annexing the Area as shown in **Exhibit "A"** and on the plat filed in the office of the Sandy City Recorder.
2. Determine that not annexing the entire island or peninsula is in the City's best interest.
3. Confirm that, pursuant to Section 10-2-425(4), Utah Code Annotated, this annexation is completed and takes effect upon the date of the lieutenant governor's issuance of a certification of annexation.
4. Declare that all parts of this ordinance are severable and that if the annexation of the Area shall, for any reason, be held to be invalid or unenforceable, this shall not affect the validity of any associated or subsequent annexation.
5. Affirm that this ordinance shall become effective upon the later of publication as provided by law or adoption of a Salt Lake County resolution consenting to the annexation.

PASSED AND APPROVED by vote of the Sandy City Council this 3 day of October , 2023.

DocuSigned by:

 02E4445272E44E1...
 Brooke D'Sousa, Sandy City Council Chair

ATTEST:

DocuSigned by:

 608E7E8272014B1...
 City Recorder



DocuSigned by:

 2FEF8CAF412042D...
 Monica Zoltanski, Mayor

PRESENTED to the Mayor of Sandy City this _____ day of _____, 2023.

APPROVED by the Mayor of Sandy City this _____ day of 10/10/2023 , 2023.

Exhibit "A"

RESOLUTION #23-40C

MIDDLE DEER HOLLOW ANNEXATION

A RESOLUTION INDICATING INTENT TO ANNEX AN UNINCORPORATED AREA, SETTING A HEARING TO CONSIDER SUCH AN ANNEXATION, AND DIRECTING PUBLICATION OF HEARING NOTICE

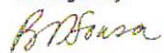
The City Council of Sandy City, State of Utah, finds and determines as follows:

1. Sandy City (“City”) desires to annex a parcel of contiguous unincorporated area, totaling approximately 11.60 acres, located at approximately 3160 - 3295 East Deer Hollow Drive. The parcel of land currently is in Salt Lake County, Utah, and more specifically described in the description attached hereto as **Appendix “A”**.
2. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City’s best interests.

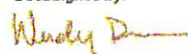
NOW, THEREFORE, BE IT RESOLVED by the City Council of Sandy City, Utah that it does hereby:

1. Indicate the City Council’s intent to annex the area described in **Appendix “A”**.
2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City’s best interest.
3. Indicate the City Council’s intent to withdraw the area described in **Appendix “A”** from the municipal services district.
4. Set a public hearing for October 3, 2023, no earlier than 5:15 p.m. to consider the annexation.
5. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code.

ADOPTED by the Sandy City Council this 29 day of August, 2023.

DocuSigned by:

 Brooke D. Sousa
 Sandy City Council Chair

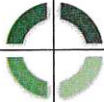
ATTEST:

DocuSigned by:

 Wendy D.
 City Recorder

RECORDED this 9/13/2023 day of _____, 2023.



Appendix "A"
LEGAL DESCRIPTION



22242-32_ANNEXATION DESCRIPTION

A parcel of land to be annexed from Salt Lake County to Sandy City, situate in the East Half of Section 14, Township 3 South, Range 1 East, Salt Lake Base & Meridian, Salt Lake County, Utah. The boundaries of said parcel of land are described as follows:

Beginning at a point in the current Sandy City boundary line established by MENLOVE ANNEXATION TO SANDY CITY, recorded December 17, 2009 as Entry No. 10861407 in Book 2009P at Page 185 in the Office of the Salt Lake County Recorder, said point is also the Westerly Corner of Lot 2 of The Huntsman Plat A recorded as Entry No. 2559174 in Book 73-8 at Page 52 in the Office of the Salt Lake County Recorder, said point is 221.585 feet East and 2810.917 feet South to the Northwest Corner of Lot 1 of said The Huntsman Plat A Subdivision and 284.90 feet N.48°12'10"E. along the northwesterly line of said Lot 1 from the North Quarter Corner of said Section 14 (Basis of Bearing is S.89°02'20"W. along the section line between the found monuments representing the North Quarter Corner and the Northwest Corner of said Section 14); and running thence along said current Sandy City boundary line and northwesterly line of said Lot 2 N.48°12'10"E. 115.10 feet to a point in the current Sandy City boundary line established by SEVEN SPRINGS ANNEXATION TO SANDY CITY, recorded December 21, 1978 as Entry No. 3214885 in Book 78-12 at Page 333 in the Office of the Salt Lake County Recorder, said point is also the Southerly Corner of Lot 49 of Seven Springs Subdivision recorded as Entry No. 3231776 in Book 79-2 at Page 39 in the Office of the Salt Lake County Recorder; and running thence along the boundary of said SEVEN SPRINGS ANNEXATION TO SANDY CITY the following eight (8) courses: 1) N.48°12'10"E. 13.00 feet to the beginning of a 459.38 foot radius curve to the left, 2) northeasterly along the arc of said curve 79.80 feet through a central angle of 09°57'10" (note: chord for said curve bears N.43°13'35"E. for a distance of 79.70 feet), 3) N.38°15'00"E. 213.00 feet to the beginning of a 519.11 foot radius curve to the right, 4) northeasterly along the arc of said curve 97.40 feet through a central angle of 10°45'00" (note: chord for said curve bears N.43°37'30"E. for a distance of 97.26 feet), 5) S.41°00'00"E. 319.00 feet, 6) N.46°00'00"E. 157.99 feet, 7) S.18°00'00"E. 460.00 feet and 8) S.52°01'00"E. 250.00 feet to a point in the current Sandy City boundary line established by LONE SPRINGS ANNEXATION TO SANDY CITY recorded December 14, 2012 as Entry No. 11536548 in Book 2012P at Page 205 in the Office of the Salt Lake County Recorder, said point is also the Easterly Corner of Lot 9 of said The Huntsman Plat A Subdivision and in the centerline of Wasatch Boulevard; thence along the boundary of said LONE SPRINGS ANNEXATION TO SANDY CITY S.37°59'00"W. 465.00 feet to the Southerly Corner of Lot 4 of said The Huntsman Plat A Subdivision; thence along the southwesterly line of said Lot 4 the following two (2) courses: 1) N.52°01'00"W. 237.00 feet and 2) N.24°31'00"W. 74.03 feet to the westerly corner of said Lot 4 and the southerly corner of property described in Quit Claim Deed in favor of Christine Dante recorded as Entry No. 10826538 in Book 9774 at Page 7053 in the Office of the Salt Lake County Recorder; thence along the southwesterly boundary of said described property the follow two (2) courses: 1) N.74°00'00"W. 153.81 feet and 2) N.01°48'35"E. 20.19 feet to the northwesterly corner of said described property, said point is also the southwest corner of property described in Special Warranty Deed in Favor of Mel S. Martin and Paula B. Martin, trustees of the Mel S. and Paula B. Martin Trust recorded as Entry No. 12627481 in Book 10604 at Page 3850 in the Office of the Salt Lake County Recorder; thence along the westerly boundary of said described property N.01°48'35"E. 187.38 feet to a point in the southerly line of said Lot 2 of The Huntsman Plat A Subdivision, said point is also the southerly corner of property described in Quit Claim Deed in favor of Marinette Wagner, trustee of the Marinette Wagner Revocable Trust recorded as Entry No. 8032414 in Book 8512 at Page 4049 in the Office of the Salt Lake County Recorder; thence along the southerly boundary of said described property N.77°30'00"W. 188.37 feet to a corner in the current Sandy City

boundary line established by EVANS ANNEXATION TO SANDY CITY recorded June 10, 2014 as Entry No. 11863295 in Book 2014P at Page 134 in the Office of the Salt Lake County Recorder, said point is also a northeasterly corner of Lot 1 of Hidden Ridge Subdivision recorded as Entry No. 4845346 in Book 89-11 at Page 107 in the Office of the Salt Lake County Recorder, said point is also in the westerly line of said Lot 2 of The Huntsman Plat A Subdivision; thence along said current Sandy City boundary established by said EVANS ANNEXATION TO SANDY CITY N.41°47'50"W, 10.00 feet to the current Sandy City boundary line established by said MENLOVE ANNEXATION TO SANDY CITY, said point is also the easterly corner of Lot 1 of said The Huntsman Plat A Subdivision; thence along said current Sandy City boundary established by said MENLOVE ANNEXATION TO SANDY CITY N.41°47'50"W, 263.49 feet to the point of beginning.

The above described parcel of land contains 11.60 acres in area, more or less.

Exhibit "B"



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY
DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

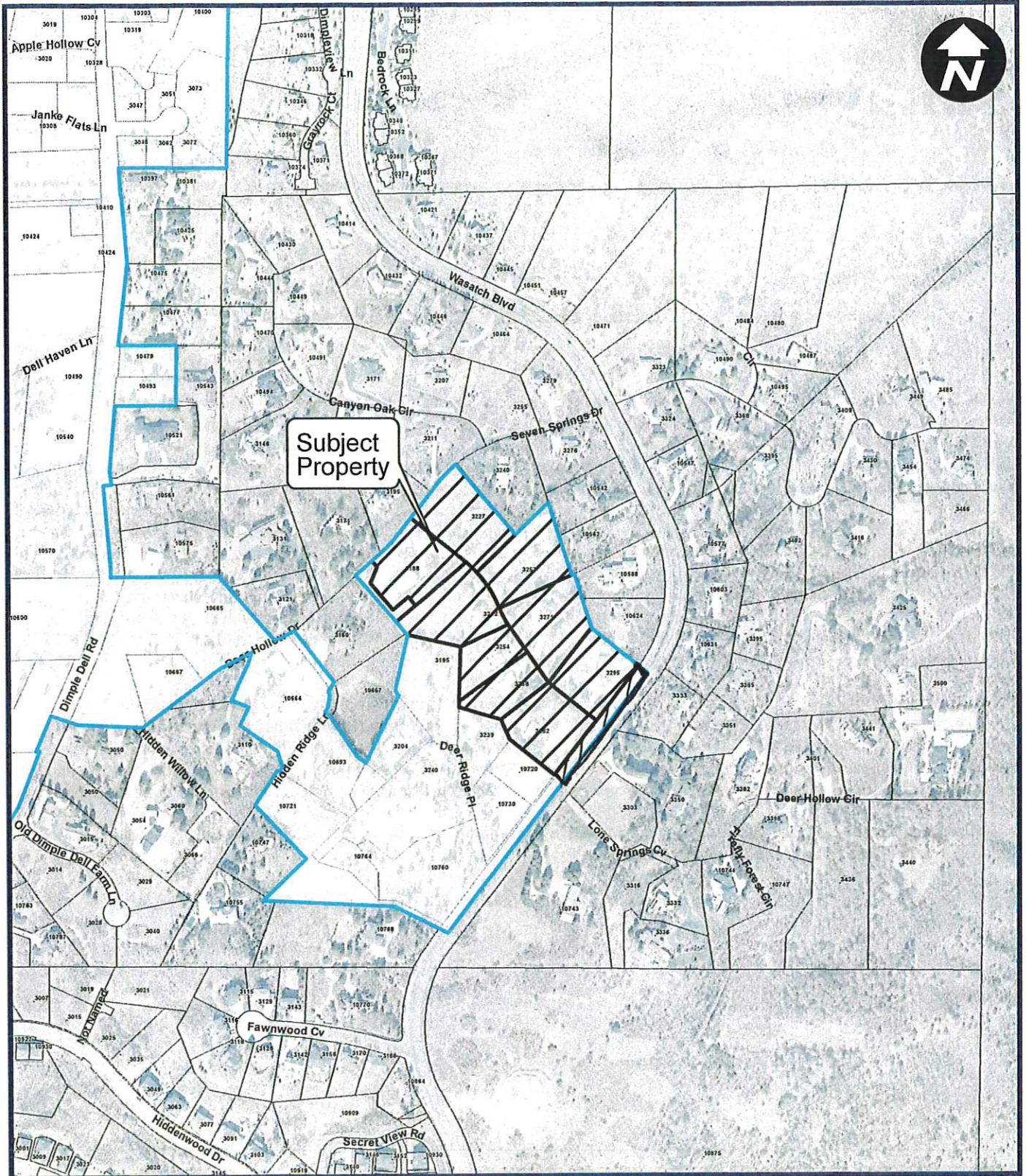
COURTESY NOTICE OF PUBLIC HEARING **Middle Deer Hollow Annexation**

NOTICE IS HEREBY GIVEN that on September 21, 2023, at approximately 6:15 pm in a hybrid (in-person and virtually) meeting, in accordance with Utah Code 52-4-207(4) Open and Public Meeting Act the Sandy City Planning Commission will hold a public hearing regarding annexing a certain contiguous unincorporated area, totaling approximately 11.60 acres, located at 3160 E. – 3295 E. Deer Hollow Drive (10 parcels) in Salt Lake County, Utah. It is being proposed to annex these properties into the City with the R-1-40A zone. The Planning Commission will forward a recommendation to the City Council concerning the annexation and zoning. This Planning Commission meeting will be conducted both in-person, in the Sandy City Council Chambers at City Hall (10000 S. Centennial Parkway), and via Zoom Webinar. Citizens wishing to comment virtually on the proposed annexation must access the meeting via the Zoom Webinar link, which will be included on the September 21st meeting agenda. The September 21st agenda will be published on September 15, 2023 and can be found at <https://sandyutah.legistar.com/Calendar.aspx>.

Attendees wishing to comment who are participating through the webinar link must have a microphone connected to their device (smart phone, laptop, desktop, etc.). If a citizen is unable to attend the meeting, he or she may e-mail Eyisha Malieitlua, Administrative Assistant at eyisham@sandy.utah.gov by 3:00 PM on September 21, 2023, to have those comments distributed to the Planning Commission.

NOTICE IS HEREBY GIVEN that on October 3, 2023, at or after 5:15 pm in a hybrid meeting, in accordance with Utah Code 52-4-207(4) Open and Public Meeting Act the Sandy City Council will hold a public hearing regarding the proposed Middle Deer Hollow Annexation. The October 3rd Sandy City Council meeting will be conducted in-person and virtually, via Zoom Webinar. Citizens wishing to comment virtually on the proposed annexation must access the meeting via the Zoom Webinar link, which will be included on the October 3rd meeting agenda. The October 3rd agenda will be published at least 24 hours prior to the beginning of the meeting and can be found at <https://sandyutah.legistar.com/Calendar.aspx>.

If a citizen is unable to attend the meeting, he or she may leave an eComment by following the appropriate link as listed on the meeting agenda, or by emailing CitizenComment@sandy.utah.gov.



Middle Deer Hollow Annexation 3227 E. Deer Hollow Drive



PRODUCED BY BRIAN MCCUISTON
THE COMMUNITY DEVELOPMENT DEPARTMENT