

STATE OF UTAH



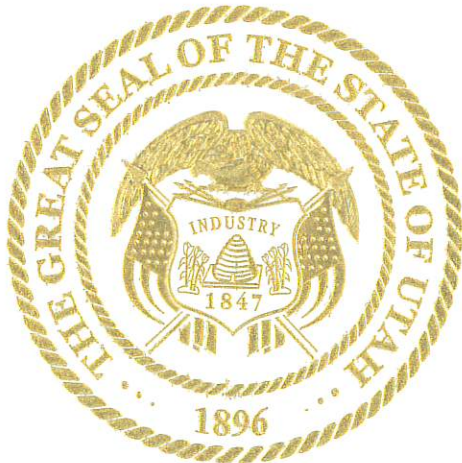
OFFICE OF THE LIEUTENANT GOVERNOR

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 FBAC II ANNEXATION, located in SANDY CITY, dated JANUARY 21, 2025, complying with §10-2-425, 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 FBAC II ANNEXATION, 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 7th day of February, 2025 at Salt Lake City, Utah.



A handwritten signature in black ink, reading "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor

Notice of Impending Boundary Action with Approved Final Local Entity Plat

January 21, 2025

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 January 21, 2025 the City Council adopted an ordinance approving the following annexation:

FBAC Development II 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,

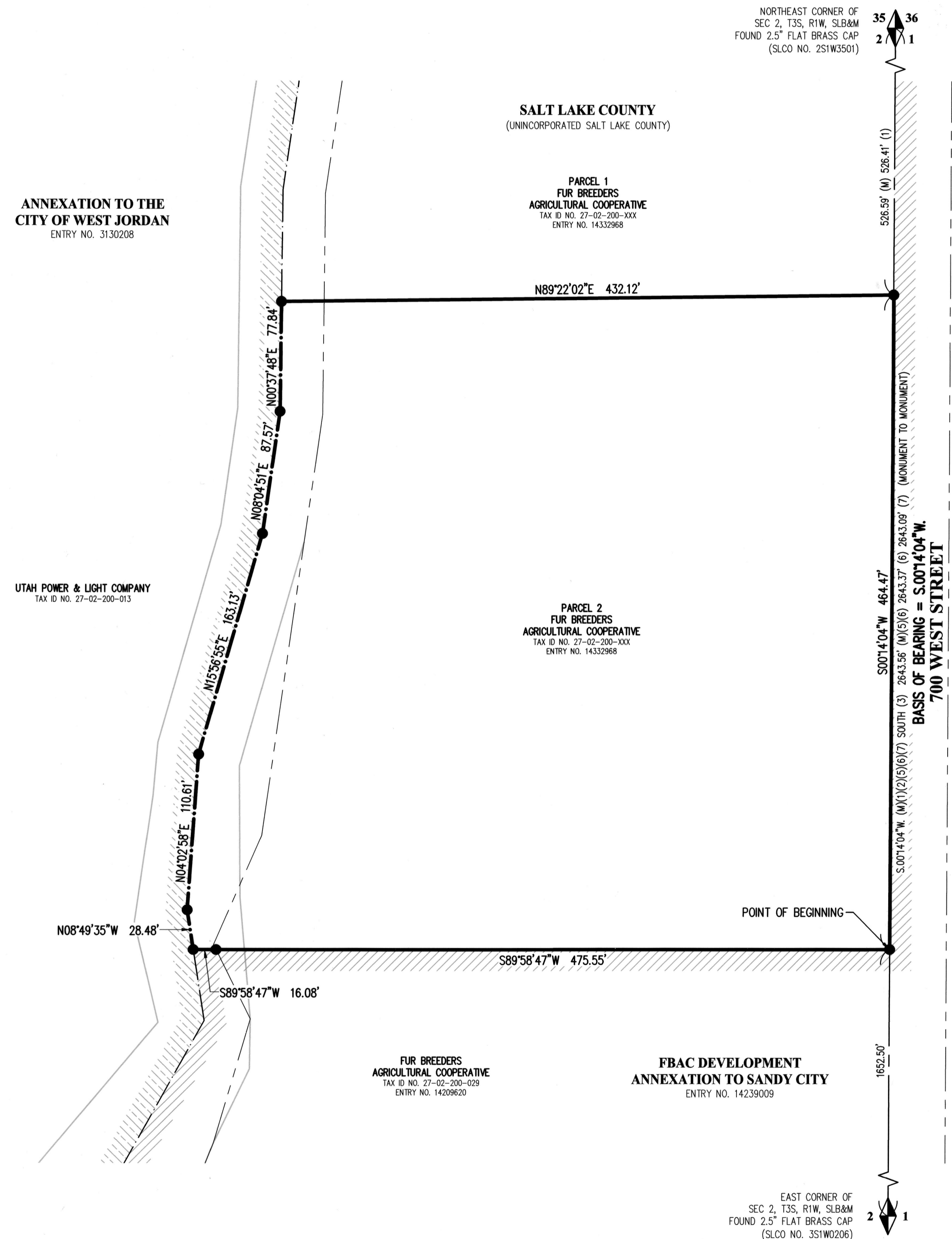


Chair, Sandy City Council

FINAL LOCAL ENTITY PLAT

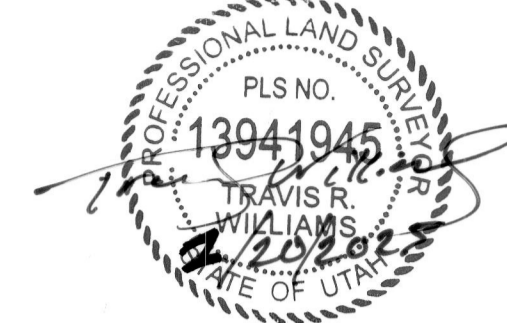
FBAC DEVELOPMENT II ANNEXATION TO SANDY CITY

SITUATED IN THE NORTHEAST 1/4 OF SECTION 2,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
SALT LAKE COUNTY, STATE OF UTAH
JANUARY 2025



SURVEYOR'S CERTIFICATE

I, TRAVIS R. WILLIAMS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NUMBER 13941945, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYOR'S ACT, DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20 OF UTAH STATE CODE, HAS BEEN PREPARED UNDER MY DIRECTION AND IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF SALT LAKE COUNTY AND SANDY CITY, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF ANNEXING PROPERTY INTO THE BOUNDARIES OF SANDY CITY AND TO BE HEREAFTER KNOWN AS "FBAC DEVELOPMENT II ANNEXATION TO SANDY CITY".



TRAVIS R. WILLIAMS
PLS NO. 13941945
DATE: JANUARY 20, 2025

ANNEXATION DESCRIPTION

A PARCEL OF LAND TO BE ANNEXED FROM SALT LAKE COUNTY TO SANDY CITY, SITUATE IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, 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 FBAC DEVELOPMENT ANNEXATION TO SANDY CITY, RECORDED MAY 10, 2024 AS ENTRY NO. 14239009 IN BOOK 2024P AT PAGE 125 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND BY EXTENSION OF SANDY CITY LIMITS, RECORDED OCTOBER 29, 1971 AS ENTRY NO. 2418204 IN BOOK KK AT PAGE 21 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND THE SECTION LINE, SAID POINT IS ALSO THE SOUTHEAST CORNER OF PROPERTY DESCRIBED AS PARCEL 2 IN WARRANTY DEED IN FAVOR OF FUR BREEDERS AGRICULTURAL COOPERATIVE RECORDED AS ENTRY NO. 14209620 IN BOOK 11474 AT PAGE 5036 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS 991.06 FEET (990.88 FEET BY RECORD) S.0071404°W. ALONG SAID SECTION LINE FROM THE NORTHEAST CORNER OF SAID SECTION 2 (BASIS OF BEARING IS S.0071404°W. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE NORTHEAST CORNER AND THE EAST QUARTER CORNER SAID SECTION 2); AND RUNNING THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY FBAC DEVELOPMENT ANNEXATION TO SANDY CITY THE FOLLOWING TWO (2) COURSES: 1) S.89°58'47"W. 475.55 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL 2 AND 2) S.89°58'47"W. 16.08 FEET TO A POINT IN THE CURRENT WEST JORDAN CITY BOUNDARY LINE ESTABLISHED BY ANNEXATION TO THE CITY OF WEST JORDAN, RECORDED JUNE 27, 1978 AS ENTRY NO. 3130208 IN BOOK 78-6 AT PAGE 180 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO IN THE CENTERLINE OF THE JORDAN RIVER; THENCE ALONG SAID CURRENT WEST JORDAN CITY BOUNDARY LINE AND SAID CENTERLINE OF THE JORDAN RIVER THE FOLLOWING FIVE (5) COURSES: 1) N.08°49'35"W. 28.48 FEET, 2) N.04°02'58"E. 110.61 FEET, 3) N.15°56'55"E. 163.13 FEET, 4) N.08°04'51"E. 87.57 FEET AND 5) N.00°37'48"E. 77.84 FEET TO THE INTERSECTION OF SAID CENTERLINE AND THE EXTENSION OF THE NORTHERLY BOUNDARY LINE OF PROPERTY DESCRIBED AS PARCEL 2 IN WARRANTY DEED IN FAVOR OF FUR BREEDERS AGRICULTURAL COOPERATIVE RECORDED AS ENTRY NO. 14332968 IN BOOK 11543 AT PAGE 3562 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID NORTHERLY BOUNDARY LINE AND ITS EXTENSION N.89°22'02"E. 432.12 FEET TO A POINT IN SAID CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY EXTENSION OF SANDY CITY LIMITS, SAID POINT IS ALSO IN SAID SECTION LINE; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE AND SAID SECTION LINE S.0071404°W. (SOUTH BY RECORD) 464.47 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 214,094 SQUARE FEET OR 4.92 ACRES IN AREA, MORE OR LESS.

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE ADJUSTMENT OF THE CITY BOUNDARY LINE BETWEEN SANDY CITY & UNINCORPORATED SALT LAKE COUNTY AS DESCRIBED HEREON AS REQUESTED BY SANDY CITY. THE BASIS OF BEARING FOR THIS SURVEY IS S.0071404°W. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

ANNEXATION TO THE CITY OF WEST JORDAN RECORDED AS ENTRY NO. 3130208 IN BOOK 78-6 IN BOOK 180 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER CALLS TO AND ALONG THE CENTERLINE OF THE JORDAN RIVER AS THE MUNICIPAL BOUNDARY. THE SURVEYOR FIELD SURVEYED IN THE JORDAN RIVER TO LOCATE THE CURRENT CENTERLINE OF SAID JORDAN RIVER.

MERIDIAN ENGINEERING, INC. PREPARED THIS FINAL LOCAL ENTITY PLAT BASED ON RECORD INFORMATION ONLY. A RECORD OF SURVEY HAS NOT BEEN PREPARED FOR THE SUBJECT PARCELS.

AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY ARE NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. NEW EVIDENCE, MONUMENTATION OR DOCUMENTS THAT MAY ALTER THE CONCLUSIONS OF THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

- (1) WARRANTY DEED IN FAVOR OF FUR BREEDERS AGRICULTURAL COOPERATIVE: ENTRY NO. 14332968 IN BOOK 11543 AT PAGE 3562.
- (2) WARRANTY DEED IN FAVOR OF FUR BREEDERS AGRICULTURAL COOPERATIVE: ENTRY NO. 14209620 IN BOOK 11474 AT PAGE 5036.
- (3) EXTENSION OF SANDY CITY LIMITS: ENTRY NO. 2418204 IN BOOK KK AT PAGE 21.
- (4) ANNEXATION TO THE CITY OF WEST JORDAN: ENTRY NO. 3130208 IN BOOK 78-6 AT PAGE 180.
- (5) FBAC DEVELOPMENT ANNEXATION TO SANDY CITY: ENTRY NO. 14239009 IN BOOK 2024P AT PAGE 125.
- (6) RECORD OF SURVEY PREPARED BY DOMINION ENGINEERING ASSOCIATES, L.C.: SURVEY NO. S2007-07-0588.
- (7) SALT LAKE COUNTY SURVEYOR'S AREA REFERENCE PLAT FOR SECTION 2, T2S, R1W, SLB&M.
- (8) RECORD DESCRIPTION OF ADJOINING PARCELS SHOWN HEREON AS RESEARCHED WITHIN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

NOTE: ABOVE REFERENCED DOCUMENTS ARE SHOWN HEREON AS (#) ON THE FACE OF THE PLAT.

(M) BEARING AND/OR DISTANCE DATA TAKEN FROM SURVEYED MEASUREMENTS.

FINAL LOCAL ENTITY PLAT
FBAC DEVELOPMENT II ANNEXATION TO SANDY CITY
SITUATED IN THE NORTHEAST 1/4 OF SECTION 2,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
SALT LAKE COUNTY, STATE OF UTAH
JANUARY 2025

LOCAL ENTITIES:

ANNEXATION FROM: SALT LAKE COUNTY

ANNEXATION INTO: SANDY CITY

<p>PREPARED BY:</p> <p>MERIDIAN ENGINEERING, INC. 1628 WEST 11010 SOUTH, SUITE 102 SOUTH JORDAN, UTAH 84095 PHONE (801) 569-1315 FAX (801) 569-1319</p>	<p style="text-align: center;">ENGINEER'S CERTIFICATE</p> <p>I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT MAP OF THAT AREA TO BE ANNEXED TO THE CORPORATE LIMITS OF SANDY CITY, UTAH.</p> <p><i>Brit Ward</i> 01-24-2025 SANDY CITY ENGINEER DATE</p>	<p style="text-align: center;">SANDY CITY APPROVAL</p> <p>APPROVED THIS 24th DAY OF January A.D. 2025 BY THE SANDY CITY COUNCIL</p> <p><i>Monica Stadi</i> MAYOR <i>Ram Allen</i> COUNCIL CHAIR <i>Nick D</i> CITY RECORDER</p>	<p style="text-align: center;">SALT LAKE COUNTY SURVEYOR</p> <p>APPROVED THIS 29th DAY OF January A.D. 2025 BY THE SALT LAKE COUNTY SURVEYOR AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.</p> <p><i>Paul</i> SALT LAKE COUNTY SURVEYOR</p>	<p style="text-align: center;">SALT LAKE COUNTY RECORDER</p> <p>RECORDED AND FILED AT THE REQUEST OF _____ RECORDED AS ENTRY NUMBER _____</p> <p>DATE: _____ TIME: _____ BOOK: _____</p> <p>DEPUTY SALT LAKE COUNTY RECORDER</p>	<p>COMP. FILE 24225-26 FINAL ENTITY PLAT</p> <p>PROJECT NO. 24225</p> <p>SHEET NO. 1 OF 1</p>
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SANDY CITY ATTORNEY

LYNN H. PACE
CITY ATTORNEY

MONICA ZOLTANSKI
MAYOR

SHANE PACE CHIEF
ADMINISTRATIVE
OFFICER

January 30, 2025

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

Re: FBAC Development II 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.

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

January 21, 2025

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 January 21, 2025 the City Council adopted an ordinance approving the following annexation:

FBAC Development II 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,

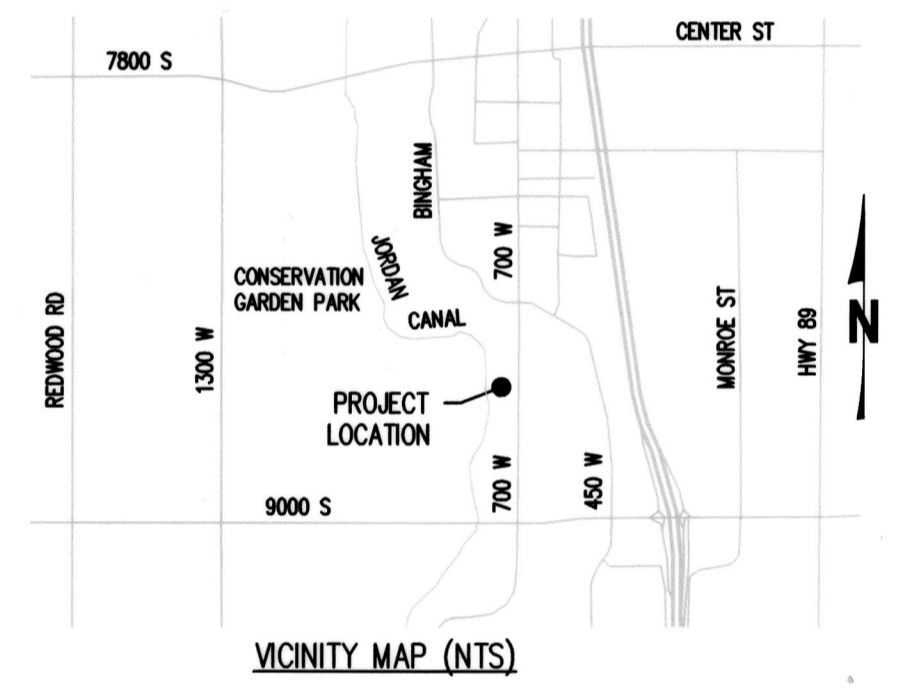
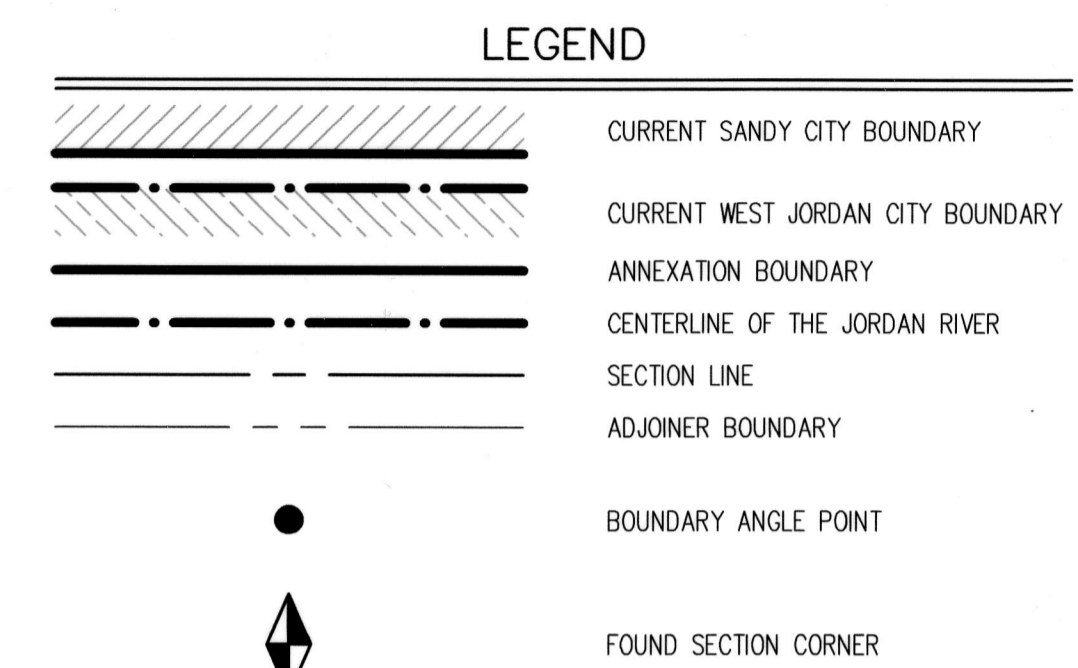
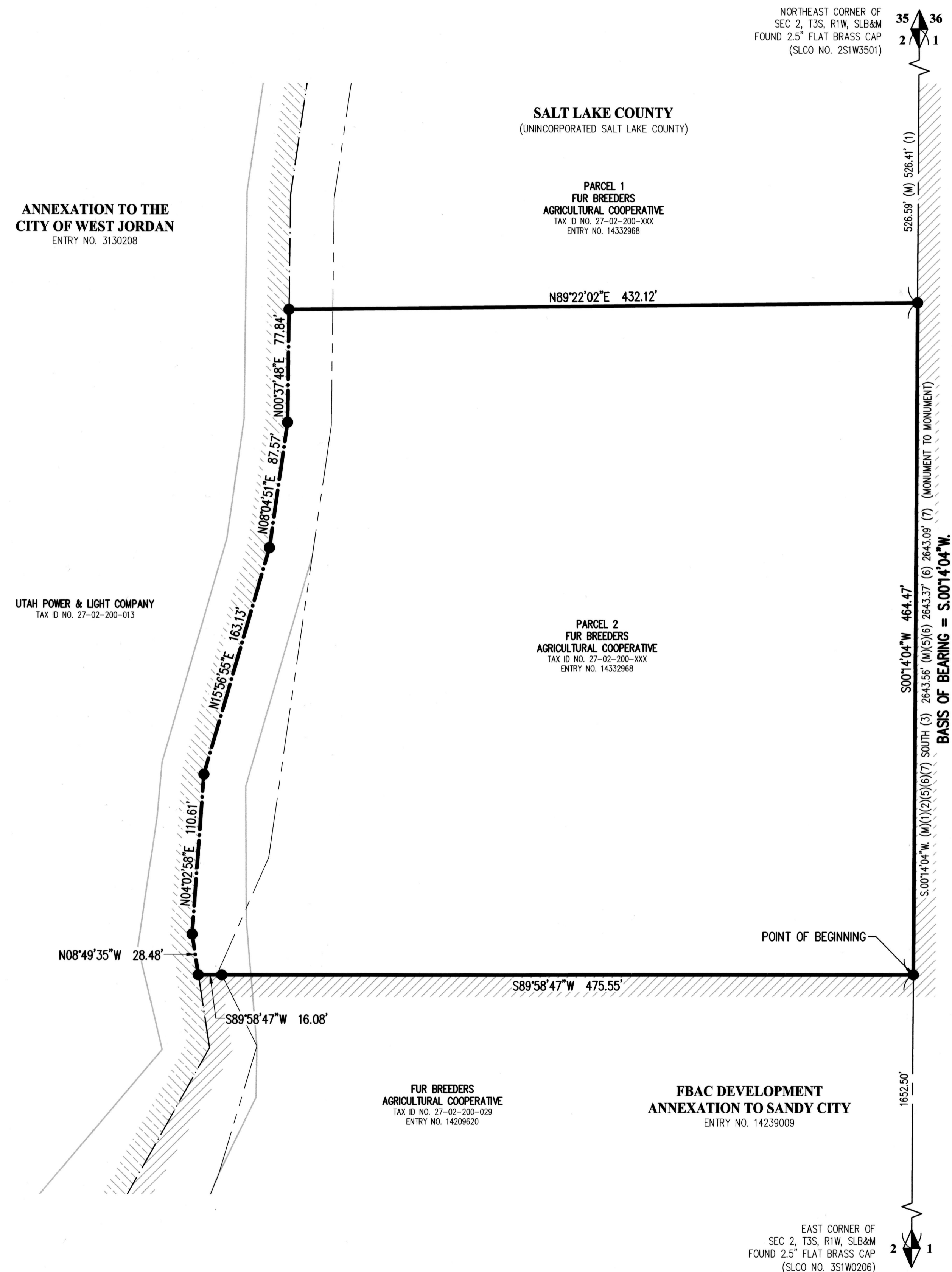


Chair, Sandy City Council

FINAL LOCAL ENTITY PLAT

FBAC DEVELOPMENT II ANNEXATION TO SANDY CITY

SITUATED IN THE NORTHEAST 1/4 OF SECTION 2,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
SALT LAKE COUNTY, STATE OF UTAH
JANUARY 2025



SURVEYOR'S CERTIFICATE

I, TRAVIS R. WILLIAMS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NUMBER 13941945, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYOR'S ACT. DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20 OF UTAH STATE CODE, HAS BEEN PREPARED UNDER MY DIRECTION AND IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF SALT LAKE COUNTY AND SANDY CITY, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF ANNEXING PROPERTY INTO THE BOUNDARIES OF SANDY CITY AND TO BE HEREAFTER KNOWN AS "FBAC DEVELOPMENT II ANNEXATION TO SANDY CITY".



TRAVIS R. WILLIAMS
PLS NO. 13941945
DATE: JANUARY 20, 2025

ANNEXATION DESCRIPTION

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LOCAL ENTITIES:

ANNEXATION FROM: SALT LAKE COUNTY

ANNEXATION INTO: SANDY CITY

FINAL LOCAL ENTITY PLAT
FBAC DEVELOPMENT II ANNEXATION TO SANDY CITY
SITUATED IN THE NORTHEAST 1/4 OF SECTION 2,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
SALT LAKE COUNTY, STATE OF UTAH
JANUARY 2025

PREPARED BY:

MERIDIAN ENGINEERING, INC.
1628 WEST 11010 SOUTH, SUITE 102
SOUTH JORDAN, UTAH 84095
PHONE (801) 569-1315 FAX (801) 569-1319

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT MAP OF THAT AREA TO BE ANNEXED TO THE CORPORATE LIMITS OF SANDY CITY, UTAH.

Brit Ward 01-24-2025
SANDY CITY ENGINEER DATE

SANDY CITY APPROVAL

APPROVED THIS 24th DAY OF January A.D. 2025
BY THE SANDY CITY COUNCIL.

Monica Stadi MAYOR
Ram Allen COUNCIL CHAIR
Nick D CITY RECORDER

SALT LAKE COUNTY SURVEYOR

APPROVED THIS 29th DAY OF January A.D. 2025 BY THE SALT LAKE COUNTY SURVEYOR AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.

Paul SALT LAKE COUNTY SURVEYOR

SALT LAKE COUNTY RECORDER

RECORDED AND FILED AT THE REQUEST OF _____
RECORDED AS ENTRY NUMBER _____

DATE: _____ TIME: _____ BOOK: _____

DEPUTY SALT LAKE COUNTY RECORDER

COMP. FILE 24225-26
FINAL ENTITY PLAT
PROJECT NO. 24225
SHEET NO. 1 OF 1

ORDINANCE # 25-06

FBAC II ANNEXATION

AN ORDINANCE ANNEXING TERRITORY LOCATED AT 8700 S. 700 W. IN SALT LAKE COUNTY, COMPRISING APPROXIMATELY 5 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:

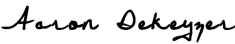
1. Section 10-2-418, Utah Code Annotated, authorizes the City to annex contiguous areas within unincorporated county islands and peninsulas without a petition if it satisfies certain statutory requirements.
2. The City has complied with all statutory requirements, including without limitation: (1) the properties proposed to be annexed, located at 8700 S. 700 W. in Salt Lake County, comprising approximately 5 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 December 17, 2024, the City adopted Resolution 24-67C, 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, the Sandy City Website – <https://www.sandy.utah.gov>, and the Utah Public Notice Website – <https://www.utah.gov/pmn> on December 19, 2025. The required notices were posted in ten places.
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 January 21, 2025, 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 this ordinance annexing the Area as shown in **Exhibit “A”** and on the plat filed in the office of the Sandy City Recorder.
2. Annex these properties with the Zone of ID for the subject area.

- 3. Determine that not annexing the entire island or peninsula is in the City’s best interest.
- 4. 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.
- 5. 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.
- 6. Affirm that this ordinance shall become effective upon publication.

PASSED AND APPROVED by vote of the Sandy City Council this 21 day of January, 2025.

Signed by:

 820AF01848CF4A9...
 Aaron Dekeyzer, Sandy City Council Chair

ATTEST:

DocuSigned by:

 688E7E8272014B1...
 City Recorder

DocuSigned by:

 2FEF8CAF412042D...
 Monica Zoltanski, Mayor



PRESENTED to the Mayor of Sandy City this 23rd day of January, 2025.

APPROVED by the Mayor of Sandy City this 23rd day of January, 2025.

EXHIBIT A

RESOLUTION #24-67C

FBAC II 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 an area of contiguous unincorporated area, totaling approximately 5 acres, located at 8700 S. 700 W. The area of land is currently in Salt Lake County, Utah, and more specifically shown on the map 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 January 21, 2025, 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 17 day of December, 2024.

DocuSigned by:

 2B09B8A417C845C...
 Zach Robinson
 Sandy City Council Chair

ATTEST:

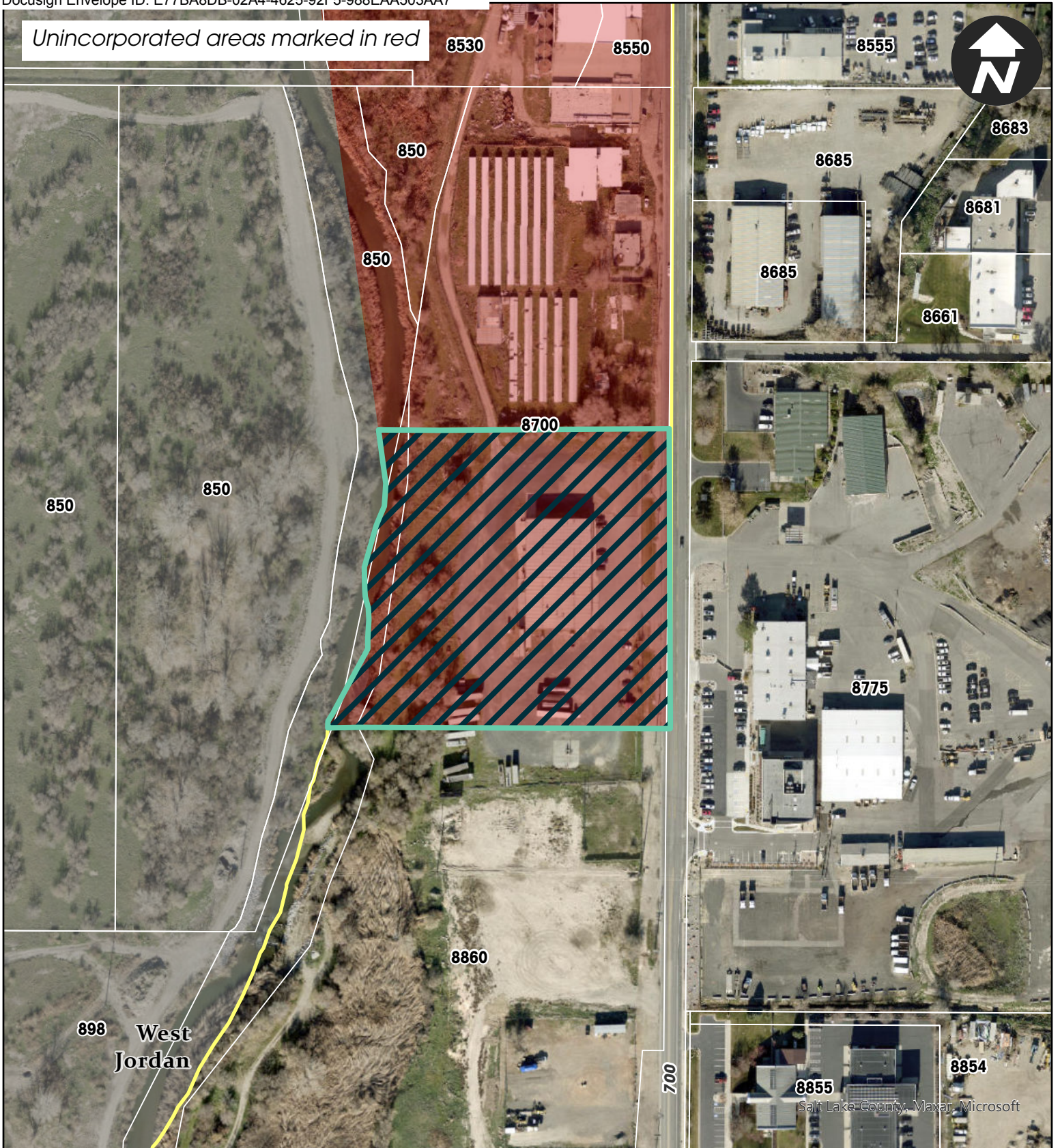
DocuSigned by:

 68957E8272044B1...
 Wendy P.
 City Recorder



RECORDED this 18 day of December, 2024.

Appendix "A"

Unincorporated areas marked in red



FBAC II
 Approx. 8700 S 700 W

 **Subject Property**

Salt Lake County, Maxar, Microsoft

EXHIBIT B

SANDY CITY PUBLIC NOTICE
INTENT TO ANNEX – FBAC II Annexation

NOTICE IS HEREBY GIVEN that the Sandy City Council has adopted a resolution, 24-67C, indicating its intent to annex an unincorporated area, located at approximately 8700 S. 700 W. On **January 21, 2025**, no earlier than 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 FBAC II Annexation. The January 21, 2025 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 **January 21, 2025** meeting agenda. The meeting 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, they may leave an eComment by following the appropriate link as listed on the meeting agenda, or by emailing CitizenComment@sandy.utah.gov.

Legal Description:

A parcel of land to be annexed from Salt Lake County to Sandy City, situate in the Northeast Quarter of Section 2, Township 3 South, Range 1 West, 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 FBAC DEVELOPMENT ANNEXATION TO SANDY CITY, recorded May 10, 2024 as Entry No. 14239009 in Book 2024P at Page 125 in the Office of the Salt Lake County Recorder and by EXTENSION OF SANDY CITY LIMITS, recorded October 29, 1971 as Entry No. 2418204 in Book KK at Page 21 in the Office of the Salt Lake County Recorder and the section line, said point is also the Southeast Corner of property described as Parcel 2 in Warranty Deed in favor of FUR BREEDERS AGRICULTURAL COOPERATIVE recorded as Entry No. 14209620 in Book 11474 at Page 5036 in the Office of the Salt Lake County Recorder, said point is 991.06 feet (990.88 feet by record) S.00°14'04"W. along said section line from the Northeast Corner of said Section 2 (Basis of Bearing is S.00°14'04"W. along the section line between the found monuments representing the Northeast Corner and the East Quarter Corner said Section 2); and running thence along said current SANDY CITY BOUNDARY LINE established by FBAC DEVELOPMENT ANNEXATION TO SANDY CITY the following two (2) courses: 1) S.89°58'47"W. 475.55 feet along the southerly boundary line of said Parcel 2 and 2) S.89°58'47"W. 16.08 feet to a point in the current WEST JORDAN CITY BOUNDARY LINE established by ANNEXATION TO THE CITY OF WEST JORDAN, recorded June 27, 1978 as Entry No. 3130208 in Book 78-6 at Page 180 in the Office of the Salt Lake County Recorder, said point is also in the centerline of the Jordan River; thence along said current WEST JORDAN CITY BOUNDARY LINE and said centerline of the Jordan River the following five (5) courses: 1) N.08°49'35"W. 28.48 feet, 2) N.04°02'58"E. 110.61 feet, 3) N.15°56'55"E. 163.13 feet, 4) N.08°04'51"E. 87.57 feet and 5) N.00°37'48"E. 92.07 feet; thence East 431.98 feet to a point in said current SANDY CITY BOUNDARY LINE established by EXTENSION OF SANDY CITY LIMITS, said point is also in said section line; thence along said current SANDY CITY BOUNDARY LINE and said section line S.00°14'04"W. (South by record) 473.93 feet to the point of beginning.

The above described parcel of land contains 219,212 square feet or 5.03 acres in area, more or less.

The City Council will annex the area unless written protests to the annexation are presented at the public hearing, or are filed by 5:00 p.m., on the day of such hearing, with the Sandy City Recorder, Suite 311, Sandy City Hall, 10000 Centennial Parkway, Sandy Utah, by the owners of private real property that:

- (A) is located within the area proposed for annexation;
- (B) covers a majority of the total private land area within the entire area proposed for annexation; and
- (C) is equal in value to at least ½ the value of all private real property within the entire area proposed for annexation.

The area under consideration for annexation comprises approximately 5 acres. It is being proposed to annex these properties to the City with the Industrial (ID) zone. Any questions you may have regarding this annexation, may be directed to Brian McCuiston in the Community Development Department – 801-568-7268, bmccuiston@sandy.utah.gov

Posted: December 19, 2024

Utah Public Notice Website - <https://www.utah.gov/pmn/>
Sandy City Website – <https://www.sandy.utah.gov/>
Sandy City Hall
Sandy Parks & Recreation
Salt Lake County Library - Sandy

ORDINANCE # 25-06

FBAC II ANNEXATION

AN ORDINANCE ANNEXING TERRITORY LOCATED AT 8700 S. 700 W. IN SALT LAKE COUNTY, COMPRISING APPROXIMATELY 5 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:

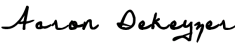
1. Section 10-2-418, Utah Code Annotated, authorizes the City to annex contiguous areas within unincorporated county islands and peninsulas without a petition if it satisfies certain statutory requirements.
2. The City has complied with all statutory requirements, including without limitation: (1) the properties proposed to be annexed, located at 8700 S. 700 W. in Salt Lake County, comprising approximately 5 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 December 17, 2024, the City adopted Resolution 24-67C, 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, the Sandy City Website – <https://www.sandy.utah.gov>, and the Utah Public Notice Website – <https://www.utah.gov/pmn> on December 19, 2025. The required notices were posted in ten places.
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 January 21, 2025, 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 this ordinance annexing the Area as shown in **Exhibit “A”** and on the plat filed in the office of the Sandy City Recorder.
2. Annex these properties with the Zone of ID for the subject area.

- 3. Determine that not annexing the entire island or peninsula is in the City’s best interest.
- 4. 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.
- 5. 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.
- 6. Affirm that this ordinance shall become effective upon publication.

PASSED AND APPROVED by vote of the Sandy City Council this 21 day of January, 2025.

Signed by:

 820AF01848CF4A9...
 Aaron Dekeyzer, Sandy City Council Chair

ATTEST:

DocuSigned by:

 688E7E8272014B1...
 City Recorder

DocuSigned by:

 2FEF8CAF412042D...
 Monica Zoltanski, Mayor



PRESENTED to the Mayor of Sandy City this 23rd day of January, 2025.

APPROVED by the Mayor of Sandy City this 23rd day of January, 2025.

EXHIBIT A

RESOLUTION #24-67C

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DocuSigned by:

 2B09B8A417C845C...
Zach Robinson
 Sandy City Council Chair

ATTEST:

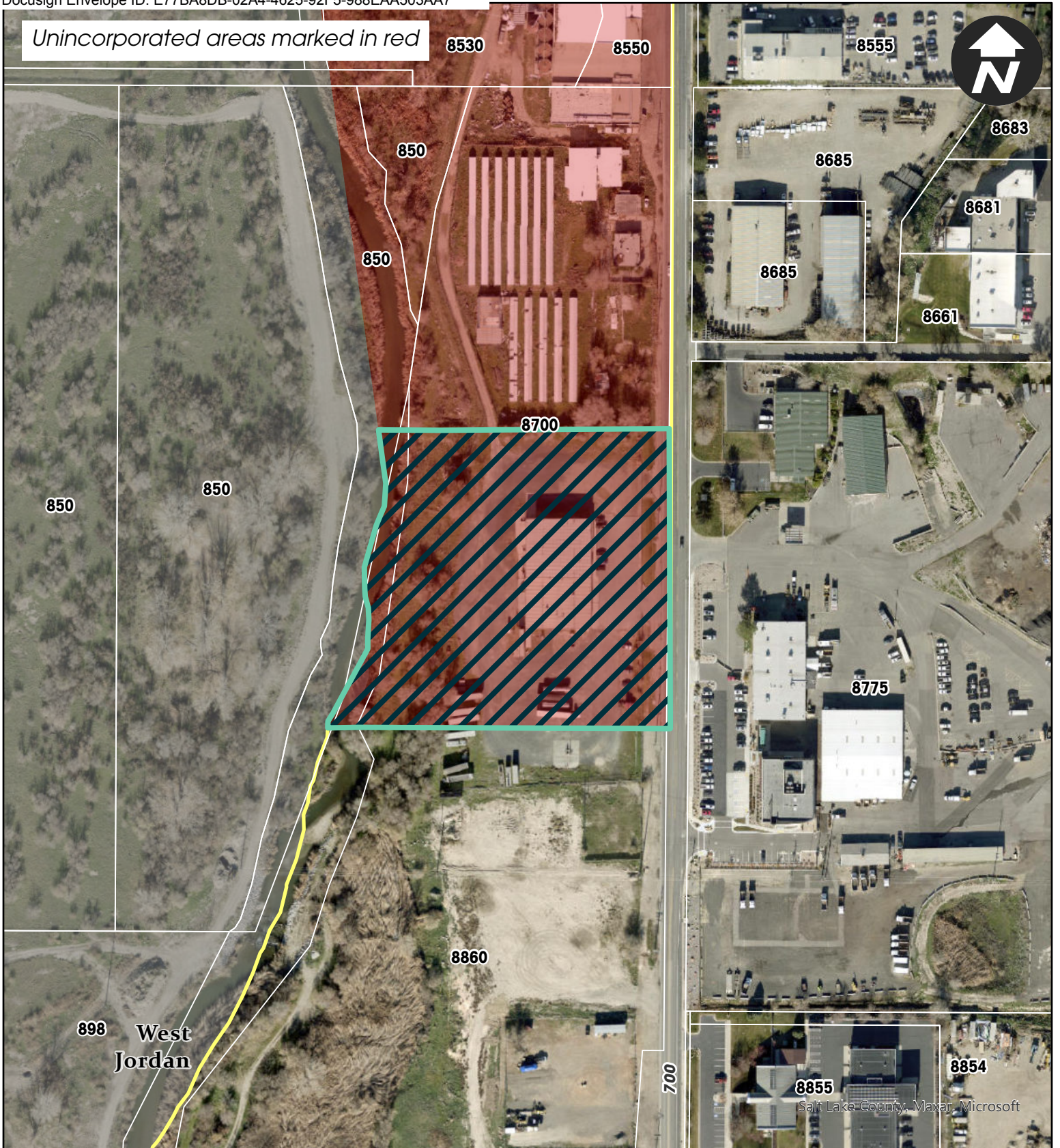
DocuSigned by:

 68957E8272044B1...
City Recorder



RECORDED this 18 day of December, 2024.

Appendix "A"

Unincorporated areas marked in red



FBAC II
 Approx. 8700 S 700 W

 **Subject Property**

Salt Lake County, Maxar, Microsoft

EXHIBIT B

**SANDY CITY PUBLIC NOTICE
INTENT TO ANNEX – FBAC II Annexation**

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Posted: December 19, 2024

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Salt Lake County Library - Sandy