

STATE OF UTAH



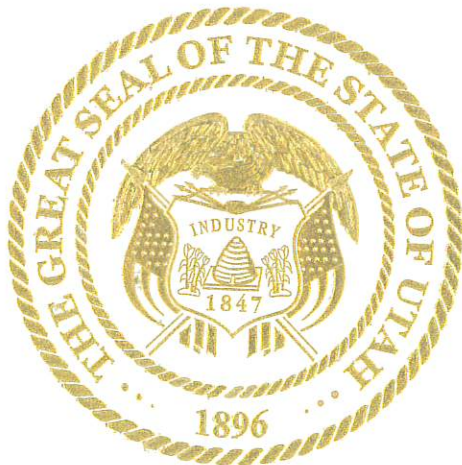
OFFICE OF THE LIEUTENANT GOVERNOR

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 VARNEY 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 VARNEY 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 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

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: Varney 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:

Varney 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 VARNEY ANNEXATION TO SANDY CITY

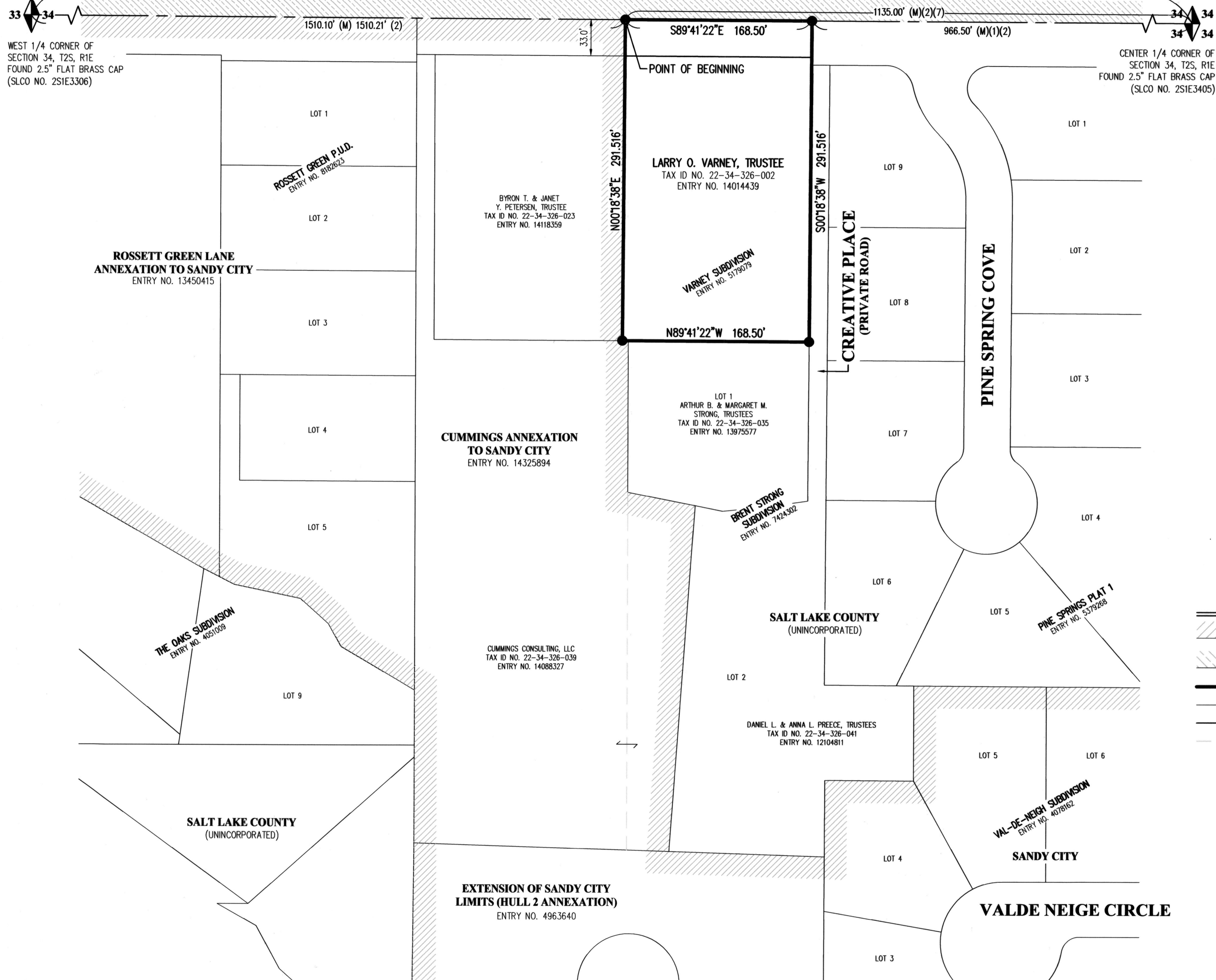
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SALT LAKE COUNTY, STATE OF UTAH
JANUARY 2025

CITY OF COTTONWOOD
HEIGHTS INCORPORATION
ENTRY NO. 9287827

CREEK ROAD

BASIS OF BEARING = N.89°41'22"W.

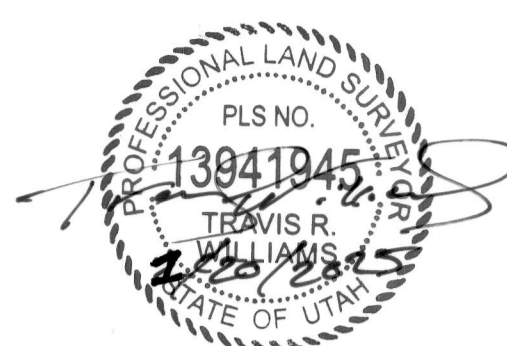
N.89°41'22"W. (M)(2)(3)(5)(6)(7)(8) WEST (1) 2645.106' (M)(3)(5) 2645.21' (2) 2644.15' (8) (MONUMENT TO MONUMENT)



| LEGEND | |
|--------|--|
| | CURRENT SANDY CITY BOUNDARY |
| | CURRENT COTTONWOOD HEIGHTS CITY BOUNDARY |
| | ANNEXATION BOUNDARY |
| | ADJOINER BOUNDARY |
| | SECTION LINE |
| | ORIGINAL LOT LINE |
| | BOUNDARY ANGLE POINT |
| | FOUND SECTION CORNER |

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 "VARNEY 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 SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 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 CUMMINGS ANNEXATION TO SANDY CITY, RECORDED DECEMBER 17, 2024 AS ENTRY NO. 14325894 IN BOOK 2024P AT PAGE 268 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO IN THE CURRENT COTTONWOOD HEIGHTS BOUNDARY LINE, ESTABLISHED BY CITY OF COTTONWOOD HEIGHTS INCORPORATION, RECORDED FEBRUARY 1, 2005 AS ENTRY NO. 9287827 IN BOOK 2005P AT PAGE 22 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO THE INTERSECTION OF THE SECTION LINE AND THE EXTENSION OF THE WESTERLY BOUNDARY LINE OF VARNEY SUBDIVISION RECORDED AS ENTRY NO. 5179079 IN BOOK 92-1 AT PAGE 1 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS 1135.00 FEET N.89°41'22"W. ALONG SAID SECTION LINE FROM THE CENTER QUARTER CORNER OF SAID SECTION 34 (BASIS OF BEARING IS N.89°41'22"W. ALONG THE SECTION LINE BETWEEN THE MONUMENTS REPRESENTING THE CENTER QUARTER CORNER AND WEST QUARTER CORNER OF SAID SECTION 34); AND RUNNING THENCE ALONG SAID CURRENT COTTONWOOD HEIGHTS BOUNDARY LINE AND SAID SECTION LINE S.89°41'22"E. 168.50 FEET TO THE INTERSECTION OF SAID SECTION LINE AND THE EXTENSION OF THE EASTERLY BOUNDARY LINE OF SAID VARNEY SUBDIVISION; THENCE ALONG SAID EASTERLY BOUNDARY LINE AND ITS EXTENSION S.00°18'38"W. 291.516 FEET TO THE SOUTHEAST CORNER OF SAID VARNEY SUBDIVISION; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID VARNEY SUBDIVISION N.89°41'22"W. 168.50 FEET TO THE SOUTHWEST CORNER OF SAID VARNEY SUBDIVISION, SAID POINT IS ALSO IN SAID CURRENT SANDY CITY BOUNDARY LINE; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE AND THE WESTERLY BOUNDARY LINE AND ITS EXTENSION OF SAID VARNEY SUBDIVISION N.00°18'38"E. 291.516 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 49,120 SQUARE FEET OR 1.13 ACRES IN AREA, MORE OR LESS.

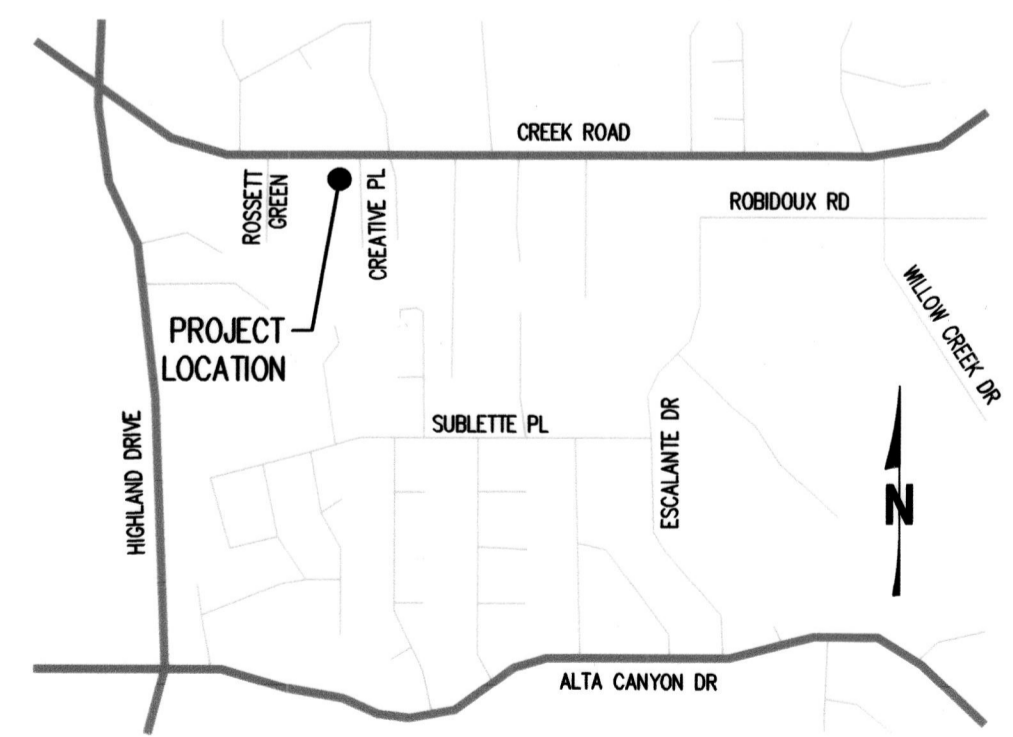
SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE ANNEXATION BETWEEN SANDY CITY & UNINCORPORATED SALT LAKE COUNTY AS DESCRIBED HEREON AS REQUESTED BY SANDY CITY. THE BASIS OF BEARING FOR THIS SURVEY IS N.89°41'22"W. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE CENTER QUARTER CORNER AND THE WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

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 LARRY O. VARNEY, TRUSTEE: ENTRY NO. 14014439 IN BOOK 11371 AT PAGE 7520.
 - (2) VARNEY SUBDIVISION: ENTRY NO. 5179079 IN BOOK 91-1 AT PAGE 1.
 - (3) CUMMINGS ANNEXATION TO SANDY CITY: ENTRY NO. 14325894 IN BOOK 2024P AT PAGE 268.
 - (4) CITY OF COTTONWOOD HEIGHTS INCORPORATION: ENTRY NO. 9287827 IN BOOK 2005P AT PAGE 22.
 - (5) EXTENSION OF SANDY CITY LIMITS (HULL 2 ANNEXATION): ENTRY NO. 4963640 IN BOOK 90-9 AT PAGE 110.
 - (6) ROSSETT GREEN LANE ANNEXATION TO SANDY CITY: ENTRY NO. 13450415 IN BOOK 2005P AT PAGE 274.
 - (7) BRENT STRONG SUBDIVISION: ENTRY NO. 7424302 IN BOOK 99-7P AT PAGE 206.
 - (8) SALT LAKE COUNTY SURVEYOR'S AREA REFERENCE PLAT FOR SECTION 34, T2S, R1E, SLS&M.
 - (9) 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
VARNEY ANNEXATION TO SANDY CITY**
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, 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>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>Brian Ward</i> 01.24.2025 SANDY CITY ENGINEER</p> | <p>SANDY CITY APPROVAL</p> <p>APPROVED THIS 24th DAY OF January, A.D. 2025 BY THE SANDY CITY COUNCIL.</p> <p><i>Thomas Stasi</i> MAYOR <i>Daniel DeLeon</i> ATTORNEY <i>Wendy</i> CITY RECORDER</p> | <p>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 Paul</i> SALT LAKE COUNTY SURVEYOR</p> | <p>SALT LAKE COUNTY RECORDER</p> <p>RECORDED AND FILED AT THE REQUEST OF _____ RECORDED AS ENTRY NUMBER _____ DATE: _____ TIME: _____ BOOK: _____ FEE \$ _____ DEPUTY SALT LAKE COUNTY RECORDER</p> | <p>COMP. FILE 24225-22 FINAL ENTITY PLAT PROJECT NO. 24225 SHEET NO. 1 OF 1</p> |
|--|--|---|--|--|---|

ORDINANCE # 25-04

VARNEY ANNEXATION

AN ORDINANCE ANNEXING TERRITORY LOCATED AT 2182 E. CREEK ROAD IN SALT LAKE COUNTY, COMPRISING APPROXIMATELY 1.13 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:

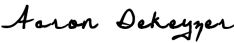
1. Section 10-2-418, Utah Code Annotated, authorizes the City to annex contiguous areas within unincorporated county islands and peninsulas without a petition if it satisfies certain statutory requirements.
2. The City has complied with all statutory requirements, including without limitation: (1) the properties proposed to be annexed, located at 2182 E. Creek Road in Salt Lake County, comprising approximately 1.13 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 10, 2024 the City adopted Resolution #24-55C, 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 R-1-40A 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:


 Aaron Dekeyzer, Sandy City Council Chair

ATTEST:

DocuSigned by:


 City Recorder

DocuSigned by:


 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 #24-55C

VARNEY 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 1.13 acres, located at 2182 E. Creek Road. The parcel 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 10 day of December, 2024.

DocuSigned by:

 2599B8A417C845C...
Zach Robinson
 Sandy City Council Chair

ATTEST:

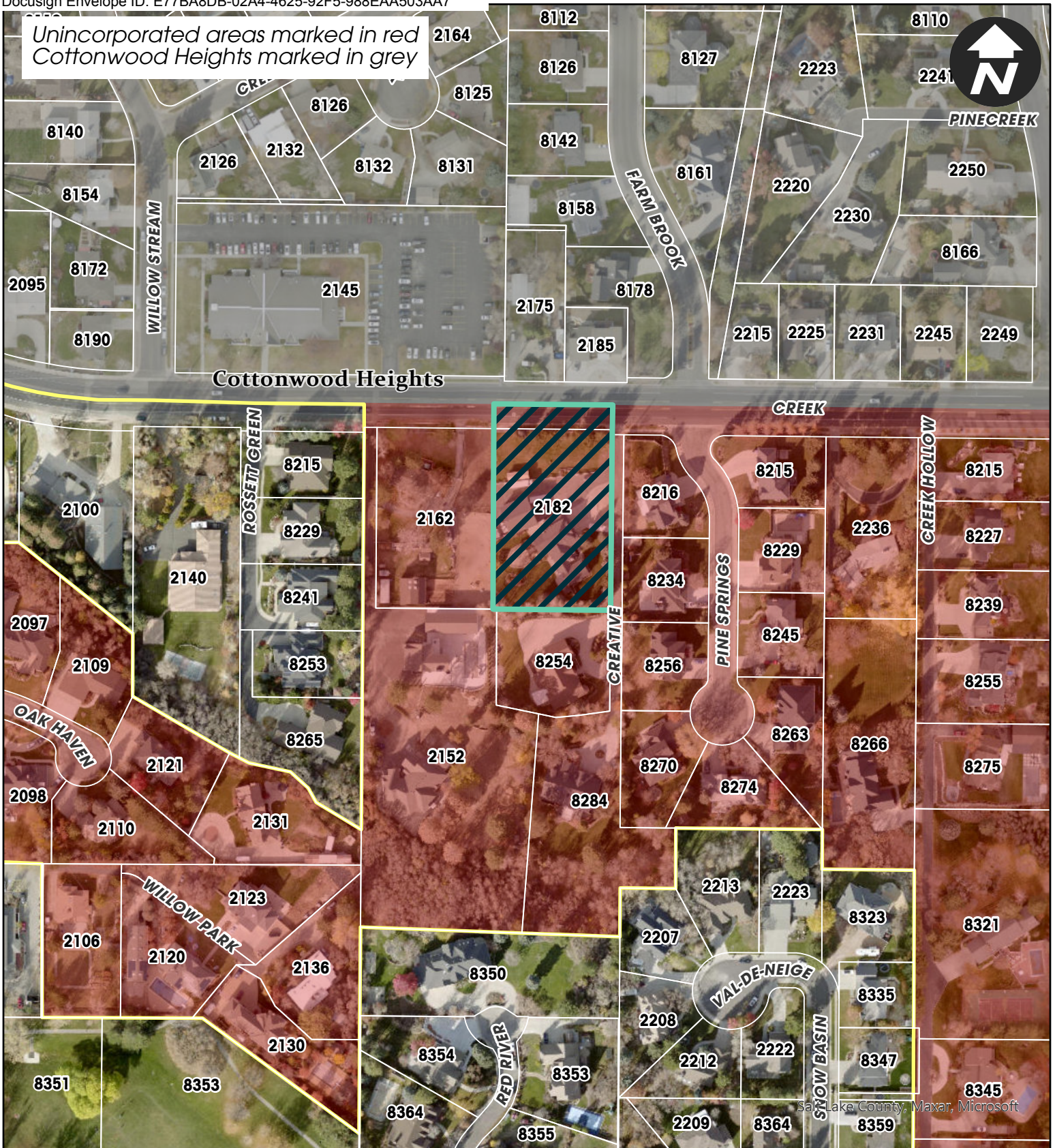
DocuSigned by:

 688E7E8272014B1...
City Recorder



RECORDED this 11 day of December, 2024.

Appendix "A"

Unincorporated areas marked in red
Cottonwood Heights marked in grey



Varney Annexation
2182 E Creek Road

 **Subject Property**

EXHIBIT B

**SANDY CITY PUBLIC NOTICE
INTENT TO ANNEX – Varney Annexation**

NOTICE IS HEREBY GIVEN that the Sandy City Council has adopted a resolution, 24-55C, indicating its intent to annex an unincorporated area, located at approximately 2182 E. Creek Road. 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 Varney 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 email citizencomments@sandy.utah.gov.

Legal Description:

A parcel of land to be annexed from Salt Lake County to Sandy City, situate in the Southwest Quarter of Section 34, Township 2 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 CUMMINGS ANNEXATION TO SANDY CITY, recorded December 17, 2024 as Entry No. 14325895 in Book 2024P at Page 3961 in the Office of the Salt Lake County Recorder, said point is also in the current COTTONWOOD HEIGHTS BOUNDARY LINE established by CITY OF COTTONWOOD HEIGHTS INCORPORATION, recorded February 1, 2005 as Entry No. 9287827 in Book 2005P at Page 22 in the Office of the Salt Lake County Recorder, said point is also the intersection of the section line and the extension of the easterly boundary line of VARNEY SUBDIVISION recorded as Entry No. 5179079 in Book 92-1 at Page 1 in the Office of the Salt Lake County Recorder, said point is 966.50 feet N.89°41'22"W. along said section line from the Center Quarter Corner of said Section 34 (Basis of Bearing is N.89°41'22"W. along the section line between the monuments representing the Center Quarter Corner and West Quarter Corner of said Section 34); and running thence along said easterly boundary line and its extension S.00°18'38"W. 291.516 feet to the Southeast Corner of said VARNEY SUBDIVISION; thence along the southerly boundary line of said VARNEY SUBDIVISION N.89°41'22"W. 168.50 feet to the Southwest Corner of said VARNEY SUBDIVISION, said point is also in said current SANDY CITY BOUNDARY LINE; thence along said current SANDY CITY BOUNDARY LINE and the westerly boundary line and its extension of said VARNEY SUBDIVISION N.00°18'38"E. 291.516 feet to the intersection of said section line and said extension of the westerly boundary line, said point is also in said current COTTONWOOD HEIGHTS BOUNDARY LINE; thence along said current COTTONWOOD HEIGHTS BOUNDARY LINE and section line S.89°41'22"E. 168.50 feet to the point of beginning.

The above described parcel of land contains 49,120 square feet or 1.13 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 1.13 acres. It is being proposed to annex these properties to the City with the R-1-40 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 # 25-04

VARNEY ANNEXATION

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The Sandy City Council finds:

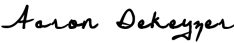
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2. The City has complied with all statutory requirements, including without limitation: (1) the properties proposed to be annexed, located at 2182 E. Creek Road in Salt Lake County, comprising approximately 1.13 acres (“**Area**”), are contiguous areas 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 10, 2024 the City adopted Resolution #24-55C, 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.
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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 R-1-40A 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:


 820AF61948CF4A9
 Aaron Dekeyzer, Sandy City Council Chair

ATTEST:

DocuSigned by:


 688E7E8272014B1...
 City Recorder

DocuSigned by:


 2FEF8CAE412042D...
 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 #24-55C

VARNEY ANNEXATION

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SETTING A HEARING TO CONSIDER SUCH AN ANNEXATION, AND DIRECTING
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1. Sandy City (“**City**”) desires to annex a parcel of contiguous unincorporated area, totaling approximately 1.13 acres, located at 2182 E. Creek Road. The parcel 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.

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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 10 day of December, 2024.

DocuSigned by:

 2599B8A417C845C...
Zach Robinson
 Sandy City Council Chair

ATTEST:

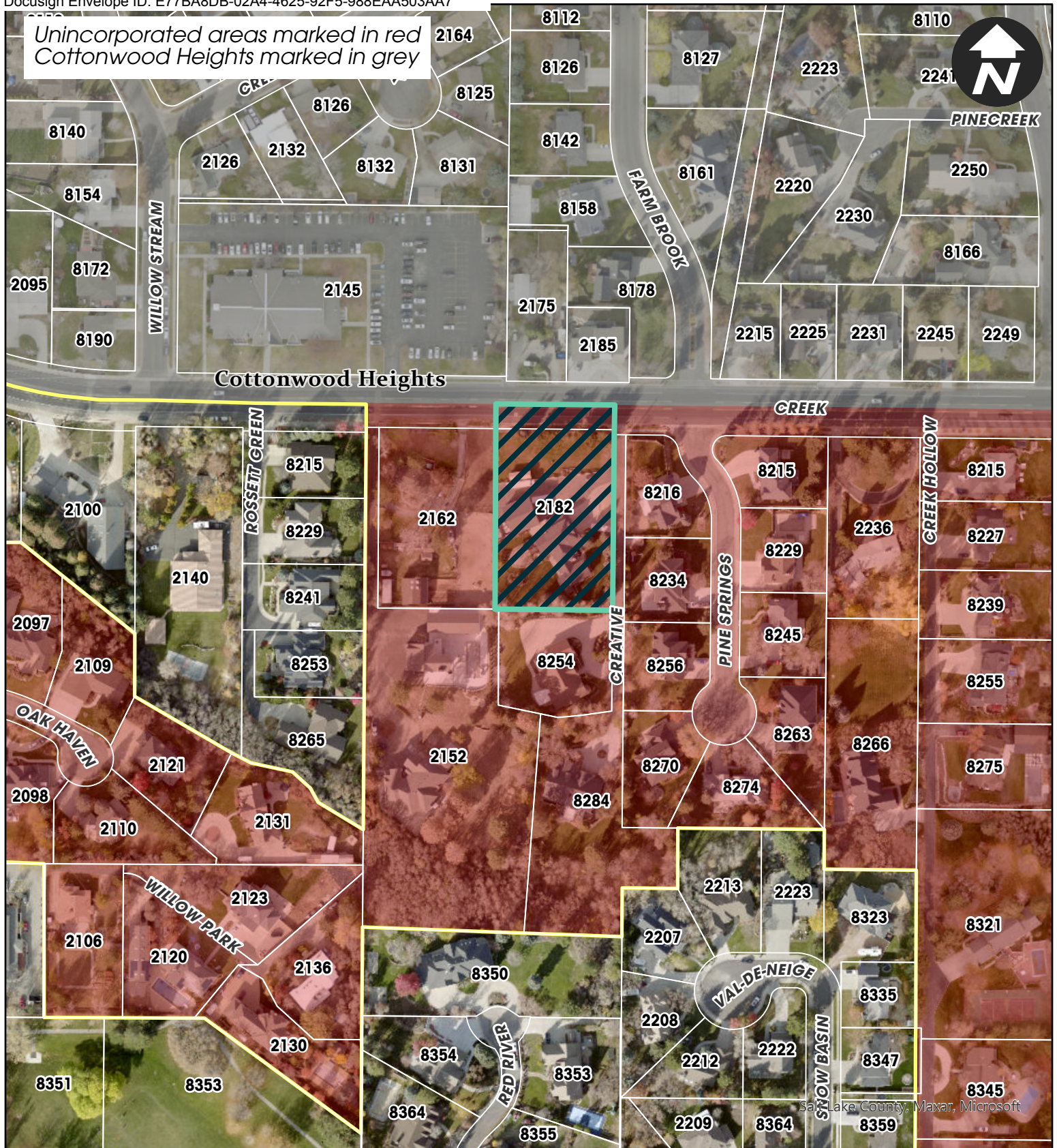
DocuSigned by:

 688E7E8272014B1...
City Recorder



RECORDED this 11 day of December, 2024.

Appendix "A"

Unincorporated areas marked in red
Cottonwood Heights marked in grey



Varney Annexation
2182 E Creek Road

 **Subject Property**

EXHIBIT B

**SANDY CITY PUBLIC NOTICE
INTENT TO ANNEX – Varney Annexation**

NOTICE IS HEREBY GIVEN that the Sandy City Council has adopted a resolution, 24-55C, indicating its intent to annex an unincorporated area, located at approximately 2182 E. Creek Road. 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 Varney 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 email citizencomments@sandy.utah.gov.

Legal Description:

A parcel of land to be annexed from Salt Lake County to Sandy City, situate in the Southwest Quarter of Section 34, Township 2 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 CUMMINGS ANNEXATION TO SANDY CITY, recorded December 17, 2024 as Entry No. 14325895 in Book 2024P at Page 3961 in the Office of the Salt Lake County Recorder, said point is also in the current COTTONWOOD HEIGHTS BOUNDARY LINE established by CITY OF COTTONWOOD HEIGHTS INCORPORATION, recorded February 1, 2005 as Entry No. 9287827 in Book 2005P at Page 22 in the Office of the Salt Lake County Recorder, said point is also the intersection of the section line and the extension of the easterly boundary line of VARNEY SUBDIVISION recorded as Entry No. 5179079 in Book 92-1 at Page 1 in the Office of the Salt Lake County Recorder, said point is 966.50 feet N.89°41'22"W. along said section line from the Center Quarter Corner of said Section 34 (Basis of Bearing is N.89°41'22"W. along the section line between the monuments representing the Center Quarter Corner and West Quarter Corner of said Section 34); and running thence along said easterly boundary line and its extension S.00°18'38"W. 291.516 feet to the Southeast Corner of said VARNEY SUBDIVISION; thence along the southerly boundary line of said VARNEY SUBDIVISION N.89°41'22"W. 168.50 feet to the Southwest Corner of said VARNEY SUBDIVISION, said point is also in said current SANDY CITY BOUNDARY LINE; thence along said current SANDY CITY BOUNDARY LINE and the westerly boundary line and its extension of said VARNEY SUBDIVISION N.00°18'38"E. 291.516 feet to the intersection of said section line and said extension of the westerly boundary line, said point is also in said current COTTONWOOD HEIGHTS BOUNDARY LINE; thence along said current COTTONWOOD HEIGHTS BOUNDARY LINE and section line S.89°41'22"E. 168.50 feet to the point of beginning.

The above described parcel of land contains 49,120 square feet or 1.13 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 1.13 acres. It is being proposed to annex these properties to the City with the R-1-40 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**

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:

Varney 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 VARNEY ANNEXATION TO SANDY CITY

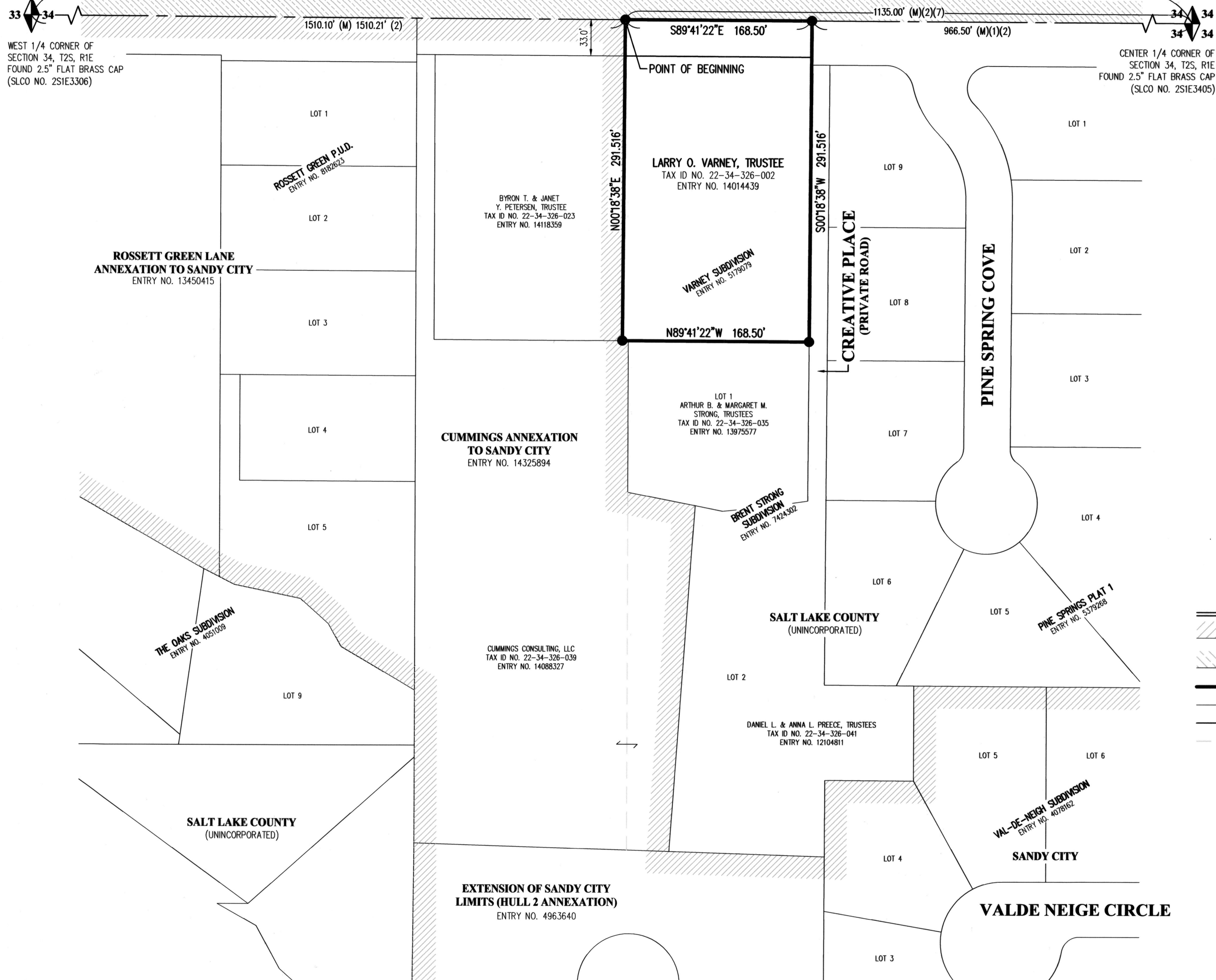
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SALT LAKE COUNTY, STATE OF UTAH
JANUARY 2025

CITY OF COTTONWOOD
HEIGHTS INCORPORATION
ENTRY NO. 9287827

CREEK ROAD

BASIS OF BEARING = N.89°41'22"W.

N.89°41'22"W. (M)(2)(3)(5)(6)(7)(8) WEST (1) 2645.106' (M)(3)(5) 2645.21' (2) 2644.15' (8) (MONUMENT TO MONUMENT)



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 "VARNEY 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 SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 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 CUMMINGS ANNEXATION TO SANDY CITY, RECORDED DECEMBER 17, 2024 AS ENTRY NO. 14325894 IN BOOK 2024P AT PAGE 268 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO IN THE CURRENT COTTONWOOD HEIGHTS BOUNDARY LINE, ESTABLISHED BY CITY OF COTTONWOOD HEIGHTS INCORPORATION, RECORDED FEBRUARY 1, 2005 AS ENTRY NO. 9287827 IN BOOK 2005P AT PAGE 22 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO THE INTERSECTION OF THE SECTION LINE AND THE EXTENSION OF THE WESTERLY BOUNDARY LINE OF VARNEY SUBDIVISION RECORDED AS ENTRY NO. 5179079 IN BOOK 92-1 AT PAGE 1 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS 1135.00 FEET N.89°41'22"W. ALONG SAID SECTION LINE FROM THE CENTER QUARTER CORNER OF SAID SECTION 34 (BASIS OF BEARING IS N.89°41'22"W. ALONG THE SECTION LINE BETWEEN THE MONUMENTS REPRESENTING THE CENTER QUARTER CORNER AND WEST QUARTER CORNER OF SAID SECTION 34); AND RUNNING THENCE ALONG SAID CURRENT COTTONWOOD HEIGHTS BOUNDARY LINE AND SAID SECTION LINE S.89°41'22"E. 168.50 FEET TO THE INTERSECTION OF SAID SECTION LINE AND THE EXTENSION OF THE EASTERLY BOUNDARY LINE OF SAID VARNEY SUBDIVISION; THENCE ALONG SAID EASTERLY BOUNDARY LINE AND ITS EXTENSION S.00°18'38"W. 291.516 FEET TO THE SOUTHEAST CORNER OF SAID VARNEY SUBDIVISION; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID VARNEY SUBDIVISION N.89°41'22"W. 168.50 FEET TO THE SOUTHWEST CORNER OF SAID VARNEY SUBDIVISION, SAID POINT IS ALSO IN SAID CURRENT SANDY CITY BOUNDARY LINE; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE AND THE WESTERLY BOUNDARY LINE AND ITS EXTENSION OF SAID VARNEY SUBDIVISION N.00°18'38"E. 291.516 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 49,120 SQUARE FEET OR 1.13 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 ANNEXATION BETWEEN SANDY CITY & UNINCORPORATED SALT LAKE COUNTY AS DESCRIBED HEREON AS REQUESTED BY SANDY CITY. THE BASIS OF BEARING FOR THIS SURVEY IS N.89°41'22"W. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE CENTER QUARTER CORNER AND THE WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

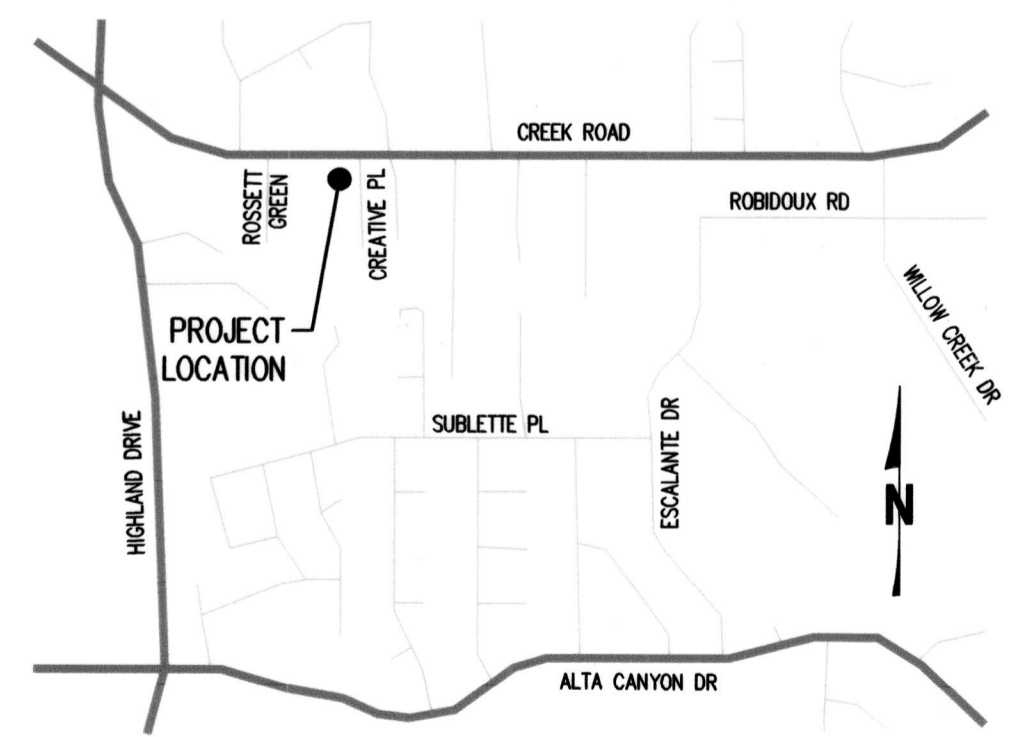
MERIDIAN ENGINEERING, INC. PREPARED THIS FINAL LOCAL ENTITY PLAT BASED ON RECORD INFORMATION ONLY. A RECORD OF SURVEY HAS NOT BEEN PREPARED FOR THE SUBJECT PARCELS.

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 LARRY O. VARNEY, TRUSTEE: ENTRY NO. 14014439 IN BOOK 11371 AT PAGE 7520.
 - (2) VARNEY SUBDIVISION: ENTRY NO. 5179079 IN BOOK 91-1 AT PAGE 1.
 - (3) CUMMINGS ANNEXATION TO SANDY CITY: ENTRY NO. 14325894 IN BOOK 2024P AT PAGE 268.
 - (4) CITY OF COTTONWOOD HEIGHTS INCORPORATION: ENTRY NO. 9287827 IN BOOK 2005P AT PAGE 22.
 - (5) EXTENSION OF SANDY CITY LIMITS (HULL 2 ANNEXATION): ENTRY NO. 4963640 IN BOOK 90-9 AT PAGE 110.
 - (6) ROSSETT GREEN LANE ANNEXATION TO SANDY CITY: ENTRY NO. 13450415 IN BOOK 2005P AT PAGE 274.
 - (7) BRENT STRONG SUBDIVISION: ENTRY NO. 7424302 IN BOOK 99-7P AT PAGE 206.
 - (8) SALT LAKE COUNTY SURVEYOR'S AREA REFERENCE PLAT FOR SECTION 34, T2S, R1E, SLS&M.
 - (9) 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.

LEGEND

| | |
|--|--|
| | CURRENT SANDY CITY BOUNDARY |
| | CURRENT COTTONWOOD HEIGHTS CITY BOUNDARY |
| | ANNEXATION BOUNDARY |
| | ADJOINER BOUNDARY |
| | SECTION LINE |
| | ORIGINAL LOT LINE |
| | BOUNDARY ANGLE POINT |
| | FOUND SECTION CORNER |



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

**FINAL LOCAL ENTITY PLAT
VARNEY ANNEXATION TO SANDY CITY**
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 34,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SALT LAKE COUNTY, STATE OF UTAH
JANUARY 2025

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|--|---|--|---|---|---|
| <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>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>Brian Ward</i> 01.24.2025 SANDY CITY ENGINEER</p> | <p>SANDY CITY APPROVAL</p> <p>APPROVED THIS 24th DAY OF January, A.D. 2025 BY THE SANDY CITY COUNCIL.</p> <p><i>Thomas Stasi</i> MAYOR <i>Daniel DeLeon</i> ATTORNEY <i>Wendy</i> CITY RECORDER</p> | <p>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 Paul</i> SALT LAKE COUNTY SURVEYOR</p> | <p>SALT LAKE COUNTY RECORDER</p> <p>RECORDED AND FILED AT THE REQUEST OF _____ RECORDED AS ENTRY NUMBER _____ DATE: _____ TIME: _____ BOOK: _____ FEE \$ _____ DEPUTY SALT LAKE COUNTY RECORDER _____</p> | <p>COMP. FILE 24225-22 FINAL ENTITY PLAT PROJECT NO. 24225 SHEET NO. 1 OF 1</p> |
|--|---|--|---|---|---|