

**SALT LAKE CITY ORDINANCE****NO. 86 OF 2008**

**(An ordinance extending the corporate limits of Salt Lake City to include an Area Consisting of Approximately 330 Acres, Amending the Northwest Community Master Plan and the Northpoint and Rose Park Small Area Plans, and Amending the Zoning Map)**

**AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF SALT LAKE CITY TO INCLUDE APPROXIMATELY 330 ACRES OF LAND GENERALLY LOCATED BETWEEN THE JORDAN RIVER TO APPROXIMATELY 2400 WEST, AND BETWEEN THE EXISTING SALT LAKE CITY BOUNDARY AT 1700 NORTH TO 2400 NORTH, AMENDING THE NORTHWEST COMMUNITY MASTER PLAN AND THE NORTHPOINT AND ROSE PARK SMALL AREA PLANS, AND AMENDING THE ZONING MAP PURSUANT TO PETITION NO. 400-08-03.**

WHEREAS, Salt Lake City has received petition #400-08-03 (the "Petition") by BNA Realty Advisors, LLC, for the Leone Family, LLC, (the "Petitioners"), requesting the annexation of approximately 330 acres of unincorporated territory in Salt Lake County, located between the Jordan River to approximately 2400 West, and between the existing Salt Lake City boundary at 1700 North to 2400 North, which would extend the existing corporate limits of Salt Lake City; and

WHEREAS, the Petition is signed by a majority of the owners of the real property and the owners of more than one-third in value of all real property within the territory to be annexed as shown by the last assessment rolls of Salt Lake County; and

WHEREAS, Petitioners have submitted to the City a plat for the territory proposed for the annexation; and

WHEREAS, the territory described in the Petition lies contiguous to the corporate limits of Salt Lake City and within an area projected for Salt Lake's municipal expansion, and otherwise initially appears to satisfy the standards and criteria applicable to annexations; and

WHEREAS, the Salt Lake City Council ("City Council") has passed a Resolution accepting said Petition for purposes of review and hearing; and

WHEREAS, the Salt Lake City Planning Commission held a public hearing on July 9, 2008 at which it voted in favor of forwarding to the City Council a positive recommendation on the Petition; and

WHEREAS, the City Council, after examining said Petition, having the Petition reviewed by the administration staff, and having considered the circumstances thereof at a properly advertised and noticed public hearing, found said proposed annexation to be consistent and in keeping with the City's Master Annexation Policy Declaration Projecting Municipal Expansion; and

WHEREAS, no objection or protest to such annexation has been filed with the Salt Lake County Boundary Commission;

NOW, THEREFORE, BE IT ORDAINED BY THE SALT LAKE CITY COUNCIL,  
STATE OF UTAH:

SECTION 1. Annexation. The Salt Lake City limits are hereby enlarged and extended to include an area consisting of approximately 330 acres generally located between the Jordan River to approximately 2400 West Street and between the existing Salt Lake City Corporation boundary at 1700 North Street to 2400 North Street, as such property is more particularly described and/or depicted as set forth on Exhibit "A" attached hereto.

SECTION 2. Amendment of Master Plan. The Northwest Community Master Plan and the Northpoint and Rose Park Small Area Plans, which were previously adopted by the City Council, shall be and hereby are amended to allow land uses consistent with the proposed zoning designations set forth in Exhibits "A" and "B" attached hereto.

SECTION 3. Zoning. Be it further ordained and declared that the property described under Section 1 is hereby designated and zoned as set forth on Exhibit "A" attached hereto and that zoning overlay districts be applied as set forth on Exhibit "B" attached hereto, and that the Salt Lake City Zoning Map is hereby amended to reflect said zoning designations.

SECTION 4. General Jurisdiction. Be it further ordained and declared that the said parcel of land described in Section 1 above shall henceforth be within the Salt Lake City corporate limits and shall be zoned as provided in Section 2 hereof. All ordinances, jurisdictions, rules and obligations of, or pertaining to, Salt Lake City are extended over, and made applicable and pertinent to the above-described tract of land; and the streets, blocks, alleys and ways, of said tract shall be controlled and governed by the ordinances, rules and regulations of Salt Lake City.

SECTION 5. Filings and Notice. Upon the effective date of this ordinance, the City Recorder of Salt Lake City is hereby directed to file with the Salt Lake County Recorder, after approval by the City Engineer, a copy of the annexation plat duly certified and acknowledged together with a certified copy of this ordinance. The City Recorder is further directed to provide notice to the Utah State Tax Commission under the provisions of Section 11-12-1 of the Utah Code, as amended.

SECTION 6. Effective Date. This ordinance shall become effective immediately upon the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this 9th day of December, 2008.

  
CHAIRPERSON

ATTEST AND COUNTERSIGN:

Christina Neeker  
CITY RECORDER

Transmitted to Mayor on December 10, 2008.

Mayor's Action:  Approved.  Vetoed.

[Signature]  
MAYOR

Christina Neeker  
CITY RECORDER

(SEAL)

Bill No. 86 of 2008.  
Published: 12-13-08.



HB\_ATT#5254-v2-Ordinance - BNA Annexation

APPROVED AS TO FORM  
Salt Lake City Attorney's Office

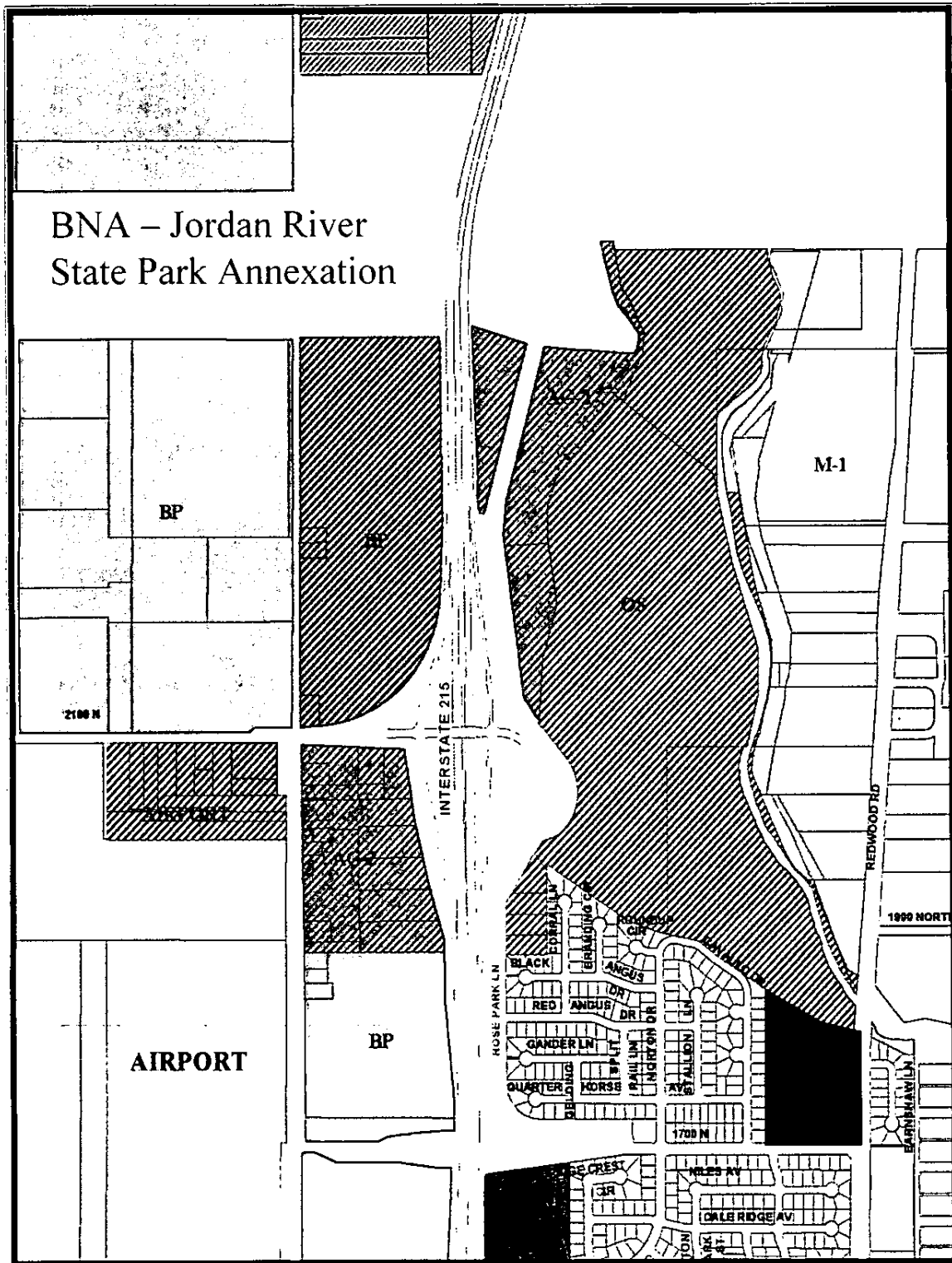
Date November 14, 2008







By Paul C. Nielson

PAUL C. NIELSON, SR. CITY ATTORNEY

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CO. RECORDER

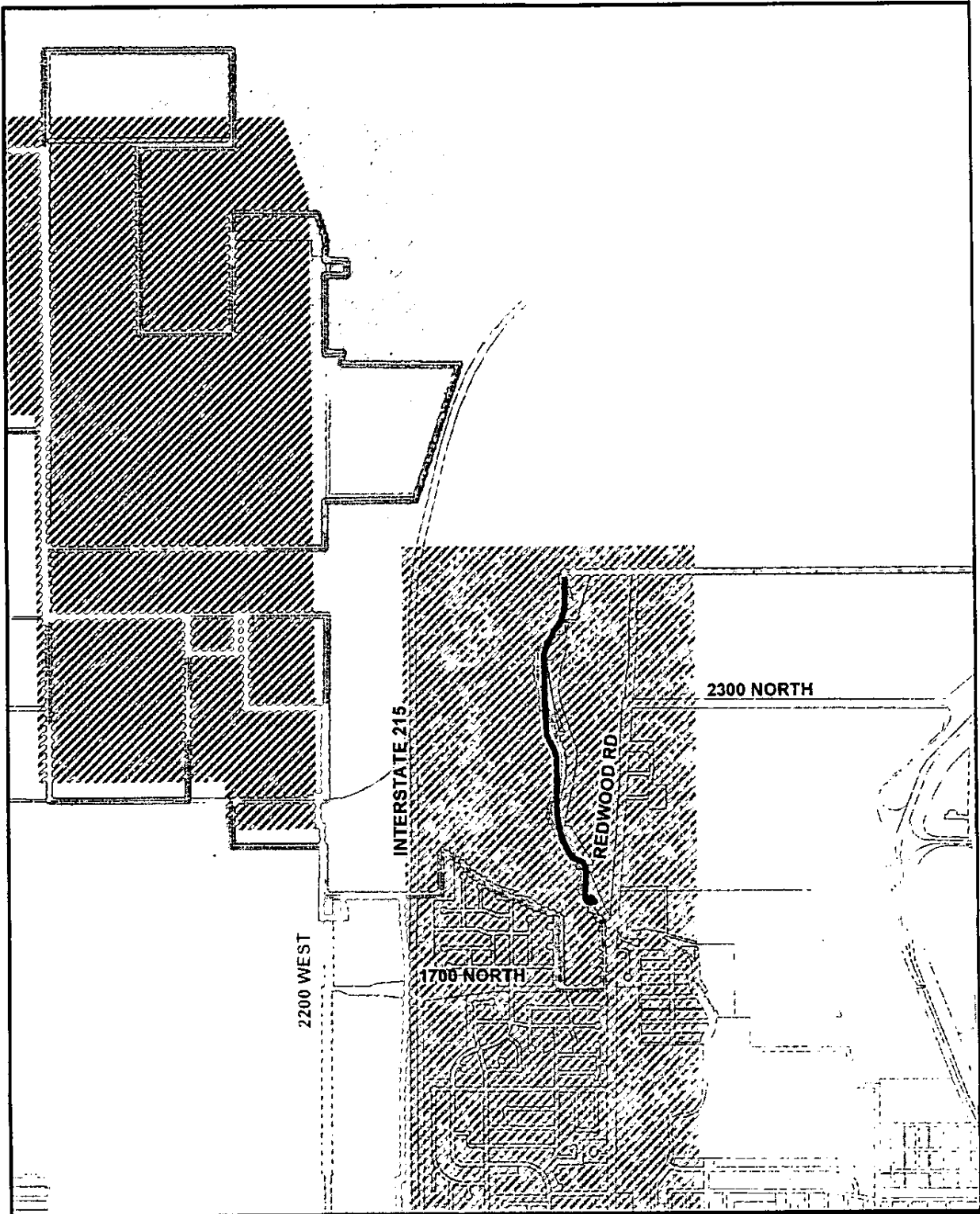
# Exhibit "A" - Recommended Zoning



- |  |   |
|--|---|
|  Properties involved in the Proposed Annexation |  BP, Business Park                   |
|  AG-2, Agriculture-2 Acre Minimum               |  OS, Open Space                      |
|  Airport  |  R-1-7000, Single Family Residential |



# Exhibit "B" - Recommended Zoning Ordinance Overlay Districts



- |  |                            |                                    |                   |
|--|----------------------------|------------------------------------|-------------------|
|  | Airport Influence Zone "A" | Airport Influence Zone "H"         | Riparian Corridor |
|  | Airport Influence Zone "B" | Airport Influence Zone "C"         | Overlay District  |
|  | Airport Influence Zone "C" | Airport Landscape Overlay District | Jordan River      |

LYN CRESWELL  
DIRECTOR

# SALT LAKE CITY CORPORATION

DEPARTMENT OF MANAGEMENT SERVICES  
City Recorder

RALPH BECKER  
MAYOR

## CERTIFICATION

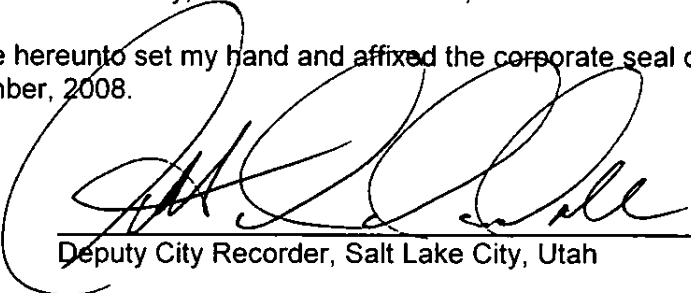
**STATE OF UTAH,**  
City and County of Salt Lake,

I, Scott C. Crandall, Deputy City Recorder of Salt Lake City, Utah, do hereby certify that this document is a full, true and correct copy of Ordinance 86 of 2008 extending the corporate limits of Salt Lake City to include approximately 330 acres of land generally located between the Jordan River to approximately 2400 West and between the existing Salt Lake City boundary at 1700 North to 2400 North, amending the Northwest Community Master Plan and the Northpoint and Rose Park Small Area Plans and amending the Zoning Map pursuant to Petition No. 400-08-03.

Passed by City Council action of Salt Lake City, Utah on December 9, 2008.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said City, this 22<sup>nd</sup> day of December, 2008.



  
Deputy City Recorder, Salt Lake City, Utah

LOCATION: 451 SOUTH STATE STREET, ROOM 415, SALT LAKE CITY, UTAH 84111

MAILING ADDRESS: PO BOX 145515, SALT LAKE CITY, UTAH 84114-5515

TELEPHONE: 801-535-7671 FAX: 801-535-7681

BK 9669 PG 89

BNA - JORDAN RIVER STATE PARK ANNEXATION - DESCRIPTION:

A portion of land located in the Sections 15, 16, 21 and 22, Township 1 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the South Quarter Corner of said Section 16; thence along existing Salt Lake City Boundary the following six courses, N 00°02'47" W 35.01 feet; thence N 89°42'25" E 864.00 feet; thence N 85°41'32" E 200.00 feet; thence N 89°42'25" E 200.00 feet; thence N 00°04'11" W 200.00 feet; thence N 03°56'42" E 200.00 feet; thence N 00°04'11" W 2186.60 feet to a point on north line of the Southeast Quarter of Section 16; thence Commencing along the New Salt Lake City Boundary N 89°53'41" E 1051.69 feet along said Quarter Section line to the property line with sidwell number 08-15-301-003 the following two courses; N 01°52'32" W 63.26 feet; thence S 73°19'54" E 372.70 feet; thence S 81°01'45" E 146.78 feet to property line with sidwell number 08-15-100-019 the following eight courses; S 85°17'37" E 642.39 feet; thence N 17°20'05" E 35.07 feet; thence N 01°59'34" E 62.57 feet; thence N 38°54'38" W 119.84 feet; thence N 41°21'10" W 126.77 feet; thence N 21°49'19" W 166.15 feet; thence N 15°50'51" W 146.37 feet; thence N 15°37'16" W 131.23 feet to the Salt Lake Line; thence along said County Line N 89°55'15" E 1238.02 feet more or less to the West Line of Jordan River and existing Salt Lake City Boundary; thence along said River and City Boundary for the following 23 courses, S 10°01'19" W 91.12 feet; thence S 24°13'56" E 62.93 feet to a point on a curve; thence southerly 377.64 feet along the arc of a 419.22 foot radius curve to the right, (chord bearing is S 03°10'53" E 365.00 feet); thence S 28°55'04" W 107.95 feet to a point on a curve; thence southerly 107.15 feet along the arc of a 326.74 foot radius curve to the left, (chord bearing is S 21°18'49" W 106.67 feet); thence S 11°55'08" W 81.84 feet to a point on a curve; thence southerly 151.70 feet along the arc of a 216.87 foot radius curve to the right, (chord bearing is S 29°11'47" W 148.62 feet) to point of tangency; thence S 49°14'06" W 99.61 feet to a point on a curve; thence southerly 329.68 feet along the arc of a 539.32 foot radius curve to the left, (chord bearing is S 30°29'47" W 324.57 feet) to the point on a compound curve; thence southerly 230.62 feet along the arc of a 607.56 foot radius curve to the left, (chord bearing is S 02°06'36" W 229.24 feet) to point of tangency; thence S 08°45'51" E 128.94 feet; thence S 11°04'04" E 285.82 feet to a point of curve; thence southerly 389.92 feet along the arc of a 1429.47 foot radius curve to the left, (chord bearing is S 18°52'55" E 388.71 feet) to a point of reverse curve; thence southerly 1022.42 feet along the arc of a 1137.76 foot radius curve to the right, (chord bearing is S 01°29'53" E 988.36 feet) to a point of reverse curve; thence southerly 376.80 feet along the arc of a 444.00 foot radius curve to the left, (chord bearing is S 00°36'42" E 365.60 feet); thence S 25°40'45" E 354.37 feet; thence S 38°50'43" E 219.21 feet; thence S 43°19'19" E 99.96 feet to a point on a curve; thence southerly 280.33 feet along the arc of a 463.56 foot radius curve to the right, (chord bearing is S 30°34'44" E 372.70 feet); thence S 20°27'15" E 243.47 feet to a point of curve; thence southerly 173.87 feet along the arc of a 545.67 foot radius curve to the left, (chord bearing is S 29°34'57" E 173.14 feet); thence S 37°44'33" E 161.91 feet to a point of curve; thence southerly 50.60 feet along the arc of a 116.93 foot radius curve to the left, (chord bearing is S 50°08'25" E



50.21 feet) more or less to the West right of way line of Redwood Road Street; thence along said right of way line S 03°49'53" W 160.39 feet to the intersection of said right of way line and existing Salt Lake City Boundary; thence along said Boundary the following 15 courses N 77°17'14" W 246.55 feet; thence N 60°54'44" W 452.78 feet; thence N 65°55'24" W 374.46 feet; thence N 04°29'34" W 69.41 feet; thence N 52°23'40" W 156.00 feet; thence N 77°55'06" W 284.76 feet; thence N 71°40'23" W 214.47 feet; thence N 56°49'36" W 712.26 feet; thence S 00°03'06" E 567.60 feet; thence S 89°56'54" W 364.00 feet; thence S 00°16'12" E 32.00 feet; thence S 89°52'57" W 1396.62 feet; thence N 00°08'35" W 733.13 feet; thence S 89°53'33" W 1319.77 feet to the West Line of the Northeast Quarter of Section 21; thence along said Quarter Section Line N 00°08'28" W 659.85 feet to the point of beginning, contains 333.69 acres more or less.

BNA Realty - Jordan River State Park Annexation - Petition 400-08-03			
Owner	Parcel #	Size	
Leone Family LLC	0816400002	54.44	
Edward Gillmor	0816400004	0.46	
Leone K Hill Trust	0816400006	1.01	
Leone Family LLC	0816400005	0.46	
June Sainsbury	0821226002	2.08	
June Sainsbury	0821226001	0.64	
June Sainsbury	0821226003	0.52	
Steven & Joni Flint	0821226020	1.00	
Steven & Joni Flint	0821226021	0.41	
Steven & Joni Flint	0821226005	1.28	
Richard & Leah Sugden	0821226006	3.08	
Steven Davies	0821226007	0.24	
Jesse Sugden	0821226008	0.40	
Jesse Sugden	0821226009	0.28	
Ken Baldwin	0821226010	5.55	
Ken and Marie Baldwin	0821226011	0.64	
Alvin Munsee	0821226017	2.21	
Edward L Gillmor	0821226018	2.40	
Foundation, Alvin, Gillmor	0821226019	0.74	
Edward Gillmor Foundation	0821226015	1.77	
Edward L Gillmor	0821226016	2.00	
Paul Horehied/Wall Street Transportation	0821201013	1.73	
Paul Horeled	0821201014	0.82	
Richard Bowden	0815301003	4.93	
Utah Parks Division	0815301004	16.62	
Utah Parks Division	0815100009	2.40	
Jordan River Parkway Authority	0815100010	29.89	
Salt Lake City	0815326001	3.50	
Jordan River Parkway Authority	0815351002	85.48	
Leone K. Hill et al	0815351003	6.10	
Jordan River Parkway Authority	0822100001	31.46	
Florence Gillmor	0822100014	0.89	
Florence Gillmor	0822100015	0.89	
Roque Marvalla	0822100016	0.89	
Edward Gillmor	0822100017	0.90	
Salt Lake City	0821201004	0.98	
Salt Lake City	0821201005	0.97	
Salt Lake City	0821201009	1.00	
Salt Lake City	0821201010	0.51	
Salt Lake City	0821201011	0.50	
Salt Lake City	0821201012	1.02	

Salt Lake City	0821201015	1.92
Salt Lake City	0821201016	3.77
Salt Lake City	0821201017	1.88
Salt Lake City	0821201018	1.13
Salt Lake City	0821201019	1.70