

STATE OF UTAH

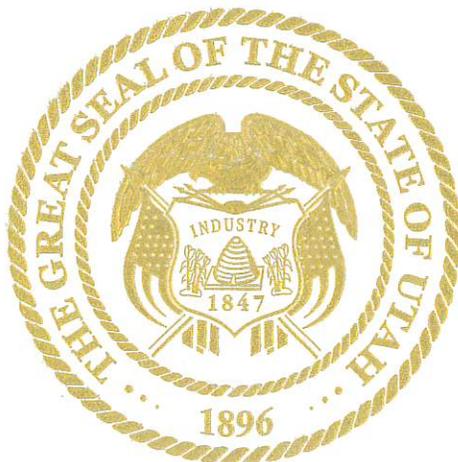


OFFICE OF THE LIEUTENANT GOVERNOR

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 OLSEN FARMS ANNEXATION, located in SANDY CITY, dated DECEMBER 18, 2023, complying with Sections §10-2-425 and §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 OLSEN FARMS ANNEXATION, located in SALT LAKE COUNTY, State of Utah.

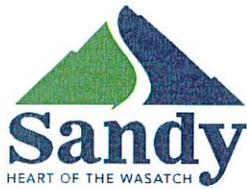


IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 27<sup>th</sup> day of December , 2023 at Salt Lake City, Utah.

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

DEIDRE M. HENDERSON  
Lieutenant Governor





## SANDY CITY ATTORNEY

LYNN H. PACE  
CITY ATTORNEY

MONICA ZOLTANSKI  
MAYOR

SHANE PACE CHIEF  
ADMINISTRATIVE  
OFFICER

December 20, 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: Olsen Farms 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

December 18, 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:

### **Olsen Farms 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







## ORDINANCE # 23-20

### OLSEN FARMS ANNEXATION

AN ORDINANCE ANNEXING TERRITORY LOCATED AT APPROXIMATELY 10216 S., 10250 S. AND 10254 S. DIMPLE DELL ROAD IN SALT LAKE COUNTY, COMPRISING APPROXIMATELY 11.17 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 10216 S., 10250 S. and 10254 S. Dimple Dell Road in Salt Lake County, comprising approximately 11.17 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 October 17, 2023, the City adopted Resolution 23-52C, 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 November 6, 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 November 28, 2023, the City Council held a public hearing on the proposed annexation.
7. The property owners have volunteered to limit the number of new homes to be constructed on the property to 27, and have volunteered to execute and record a development agreement so stating.



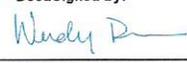
NOW, THEREFORE, BE IT ORDAINED by the City Council that it does hereby:

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. Establish zoning of the annexed Area shown in **Exhibit "A"** which shall be zoned R-1-10.
3. Direct that this ordinance shall not become effective until the City Attorney certifies, in writing, that a development agreement, limiting the number of new homes to be developed on the property annexed to 27, has been executed and recorded."
4. The annexation shall become effective when the Utah Lt. Governor issues a certificate of annexation pursuant to Utah Code sections 10-2-425(4) and 67-1a-6.5.
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 28 day of November \_\_\_\_\_, 2023.

DocuSigned by:  
  
 02544452722544E1...  
 Brooke D Sousa, Sandy City Council Chair

ATTEST:

DocuSigned by:  
  
 689E7E8272014E1...  
 City Recorder



DocuSigned by:  
  
 2FEF9CAF412042D...  
 Monica Zoltanski, Mayor

PRESENTED to the Mayor of Sandy City this \_\_\_\_\_ day of \_\_\_\_\_, 12/15/2023, 2023.

APPROVED by the Mayor of Sandy City this \_\_\_\_\_ day of \_\_\_\_\_, 12/15/2023, 2023.



Exhibit "A"

(See next page)



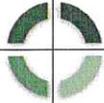


## 22242-38\_OLSEN FARMS ANNEXATION DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACT HAVING A BASIS OF BEARINGS OF NORTH 89°02'20" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 14, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SECTION LINE AND THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY DIMPLE DELL ANNEXATION TO SANDY CITY AMENDED, RECORDED JULY 18, 2005 AS ENTRY NO. 9435231 IN BOOK 2005P AT PAGE 211 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS NORTH 89°02'20" EAST ALONG THE SECTION LINE A DISTANCE 1,374.18 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 14; AND RUNNING THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE NORTH 89°02'20" EAST A DISTANCE OF 25.23 FEET TO THE SOUTHWEST CORNER OF DIMPLE DELL LANE ANNEXATION TO SANDY CITY, RECORDED DECEMBER 14, 2012 AS ENTRY NO. 11536554 IN BOOK 2012P AT PAGE 208 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE NORTH 89°02'20" EAST A DISTANCE OF 797.66 FEET; THENCE CONTINUING ALONG SAID SECTION LINE NORTH 89°02'20" EAST A DISTANCE OF 48.30 FEET TO THE BEGINNING OF A 922.70 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID POINT IS ALSO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NO. 14112602 IN BOOK 11423 AT PAGE 820 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID CURVE, AND THE WESTERLY LINE OF SAID WARRANTY DEED A DISTANCE OF 167.39 FEET (167.50 FEET BY RECORD) THROUGH A CENTRAL ANGLE OF 10°23'39" (CHORD BEARS SOUTH 04°53'40" WEST A DISTANCE OF 167.16 FEET) TO THE SOUTHWEST CORNER OF SAID WARRANTY DEED, AND THE NORTH LINE OF PROPERTY DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED AS ENTRY NO. 6278763 IN BOOK 7328 AT PAGE 2652 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID QUIT CLAIM DEED THE FOLLOWING TWO (2) COURSES: 1) SOUTH 85°25'20" WEST (SOUTH 86°23'00" WEST (BY RECORD) A DISTANCE OF 47.65 FEET AND 2) SOUTH 02°59'40" EAST (SOUTH 02°02'00" WEST BY RECORD) A DISTANCE OF 120.90 FEET TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY THE FUNK ANNEXATION TO SANDY CITY, RECORDED JUNE 10, 2008 AS ENTRY NO. 10450160 IN BOOK 2008P AT PAGE 158 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE S.02°59'410"E. 202.17 FEET TO THE SOUTHWEST CORNER OF SAID FUNK ANNEXATION TO SANDY CITY, SAID POINT IS ALSO IN THE EXTENSION OF THE SOUTHERLY BOUNDARY LINE OF TIMBERLINE ESTATES RECORDED AS ENTRY NO. 12861913 IN BOOK 2018P AT PAGE 344 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID EXTENSION SOUTH 89°02'14" WEST (SOUTH 88°57'52" WEST BY RECORD) A DISTANCE OF 22.14 FEET TO A POINT IN AN EXISTING FENCE LINE, SAID POINT IS ALSO IN THE WESTERLY RIGHT OF WAY OF DIMPLE DELL ROAD; THENCE ALONG SAID EXISTING FENCE AND WESTERLY RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: 1) NORTH 03°48'56" WEST A DISTANCE OF 48.55 FEET, 2) NORTH 02°47'07" WEST A DISTANCE OF 92.87 FEET AND 3) NORTH 01°52'43" WEST A DISTANCE OF 18.05 FEET TO THE NORTH LINE OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 10789601 IN BOOK 9759 AT PAGE 9726 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 89°02'20" WEST ALONG SAID NORTH LINE A DISTANCE OF





185.38 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 11°09'00" WEST ALONG THE WEST LINE OF SAID SPECIAL WARRANTY DEED, AND THE WEST LINE OF THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NO. 5418041 IN BOOK 6591 AT PAGE 684 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 12683339 IN BOOK 10631 AT PAGE 5161 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER A DISTANCE OF 308.01 FEET TO THE NORTH LINE OF THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NO. 7854204 IN BOOK 8438 AT PAGE 5047 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE SOUTH 89°02'20" WEST ALONG SAID NORTH LINE A DISTANCE OF 551.20 FEET (551.25 FEET BY RECORD) TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY SAID DIMPLE DELL ANNEXATION TO SANDY CITY AMENDED; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 04°22'52" WEST (NORTH 01°40'00" WEST BY RECORD) A DISTANCE OF 84.48 FEET (83.10 FEET BY RECORD), 2) NORTH 74°14'40" WEST (NORTH 73°17'00" WEST BY RECORD) A DISTANCE OF 101.71 FEET (103.30 FEET BY RECORD), AND 3) NORTH 11°20'02" EAST (NORTH 10°25'00" EAST BY RECORD), A DISTANCE OF 532.59 FEET (530.70 FEET BY RECORD) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 11.17 ACRES, MORE OR LESS.



Exhibit "B"

(See next page)





# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY  
DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI  
MAYOR

SHANE E. PACE  
CHIEF ADMINISTRATIVE OFFICER

## **COURTESY NOTICE OF PUBLIC HEARING** **Olsen Farms Annexation**

NOTICE IS HEREBY GIVEN that on November 16, 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 meeting regarding annexing a certain contiguous unincorporated area, totaling approximately 11.30 acres, located at approximately 10216 S., 10250 S. and 10254 S. Dimple Dell Road in Salt Lake County, Utah. It is being proposed to annex these properties into the City with the R-1-10 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 November 16th meeting agenda. The November 16th agenda will be published on November 10, 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](mailto:eyisham@sandy.utah.gov) by 3:00 PM on November 16, 2023, to have those comments distributed to the Planning Commission.

NOTICE IS HEREBY GIVEN that on November 28, 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 Olsen Farms Annexation. The November 28th 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 November 28th meeting agenda. The November 28th 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>.

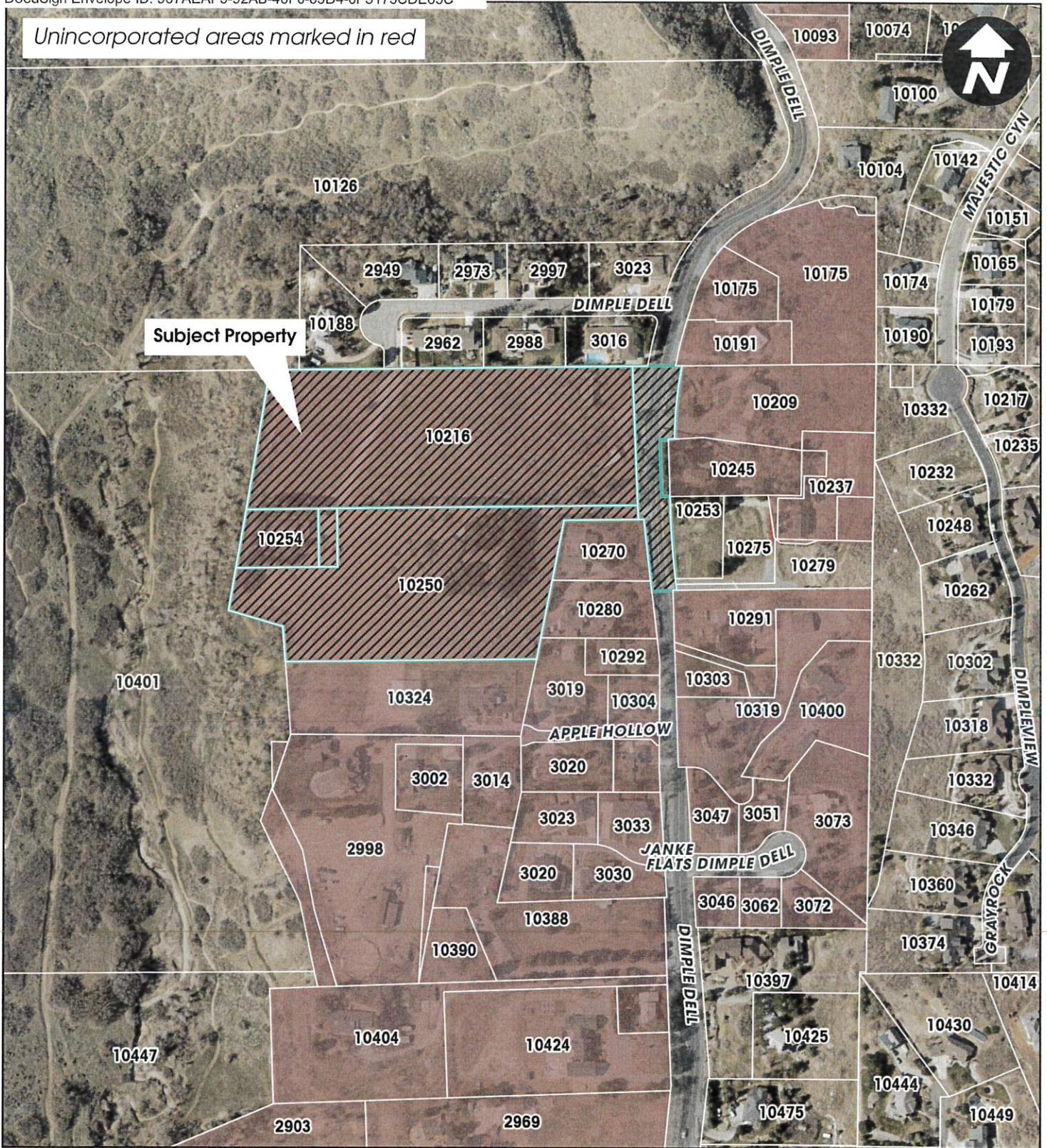
If a citizen is unable to attend the meeting, he or she may leave an eComment by following the appropriate link as listed on the meeting agenda, or by emailing [CitizenComment@sandy.utah.gov](mailto:CitizenComment@sandy.utah.gov).

**Posted: November 6, 2023**

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



Unincorporated areas marked in red



Subject Property

 Subject Property

ANX08292023-006598  
Olsen Farms Annexation  
10216 S, 10250 S, and 10254 S.  
Dimple Dell Road



