

ORDINANCE NO. 1173

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF DRAPER CITY FOR APPROXIMATELY 27.84 ACRES OF PROPERTY FROM CR (REGIONAL COMMERCIAL) TO CSD-11400 LPP (11400 SOUTH LONE PEAK PARKWAY COMMERCIAL SPECIAL DISTRICT), LOCATED AT APPROXIMATELY 11525 SOUTH LONE PEAK PARKWAY WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE 11400 SOUTH LONE PEAK PARKWAY CSD ZONING MAP AMENDMENT.

WHEREAS, pursuant to State law, Draper City has adopted a Zoning Ordinance and Zoning Map to guide the orderly development and use of property within the City; and

WHEREAS, from time to time it is necessary to review and amend the Zoning Map to keep pace with development within the City and to ensure the provision of a variety of economic uses; and

WHEREAS, the proposed zone change set forth herein has been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revisions to the Zoning Map; and

WHEREAS, the Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed amendment to the official Zoning Map of Draper City, and the City Council has found the proposed zone change to be consistent with the City's General Plan.

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

Section 1. Zoning Map Amendment. The Draper City Zoning Map is hereby amended to designate that certain property more particularly shown on Exhibit "A" and Exhibit "B", attached hereto and incorporated herein by reference, as the 11400 South Lone Peak Parkway Commercial Special District Zone.

Section 2. Severability Clause. If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall become effective immediately upon publication or posting, or 30 days after final passage, whichever is closer to the date of final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THIS 10th DAY OF November, 2015.

ATTEST:

DRAPER CITY:

By: [Signature] City Recorder
By: [Signature] Mayor



EXHIBIT A

11400 SOUTH LONE PEAK PARKWAY CSD ZONING MAP AMENDMENT LEGAL DESCRIPTION

Main Parcel

A part of the South Half of Section 24, Township 3 South, Range 1 West Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the southerly line of 11400 South Street as widened located 61.32 feet South 0°21'11" West along the Quarter Section Line from the Center of said Section 24; and running thence along said Southerly Line of 11400 South Street as widened the following seven courses: South 88°07'08" East 50.00 feet; South 87°31'00" East 107.90 feet; Easterly along the arc of an 8061.25 foot radius curve to the left a distance of 157.62 feet (Center bears North 1°22'29" East, Central Angle equals 1°07'13" and Long Chord bears South 89°11'07" East 157.62 feet) to a point of tangency; South 89°44'44" East 209.92 feet; South 2°37'54" East 19.29 feet; South 42°07'56" East 49.96 feet; and South 89°40'13" East 0.07 feet to the Westerly Line of Lone Peak Parkway; thence along said Westerly Line the following two courses: South 4°46'51" East 208.45 feet; and South 3°42'42" East 369.59 feet to the Northwesterly Line of the Salt Lake and Jordan Canal as it exists on the ground; thence along said Northwesterly Line of the Canal the following six courses: South 20°40'59" West 93.59 feet; South 23°15'13" West 108.97 feet; South 32°32'50" West 29.31 feet; South 43°07'38" West 141.65 feet; South 45°04'06" West 98.61 feet; and South 38°07'17" West 78.26 feet; thence North 89°46'16" West 50.64 feet; thence North 0°12'27" East 18.00 feet; thence North 89°46'16" West 249.92 feet to the Quarter Section Line; thence South 0°21'11" West 18.00 feet along said Quarter Section Line; thence North 89°46'25" West 591.61 feet to the Easterly Line of the Railroad Right-of-Way as widened; thence North 5°34'00" East 1111.80 feet along said Easterly Line of 11400 South Street as widened; thence South 88°07'18" East 226.66 feet along said Southerly Line; thence South 88°18'25" East 264.07 feet along said Southerly Line of 11400 South Street as widened to the point of beginning.

**Contains 1,173,995 sq. ft.
or 26.951 acres**

Triangular Parcel

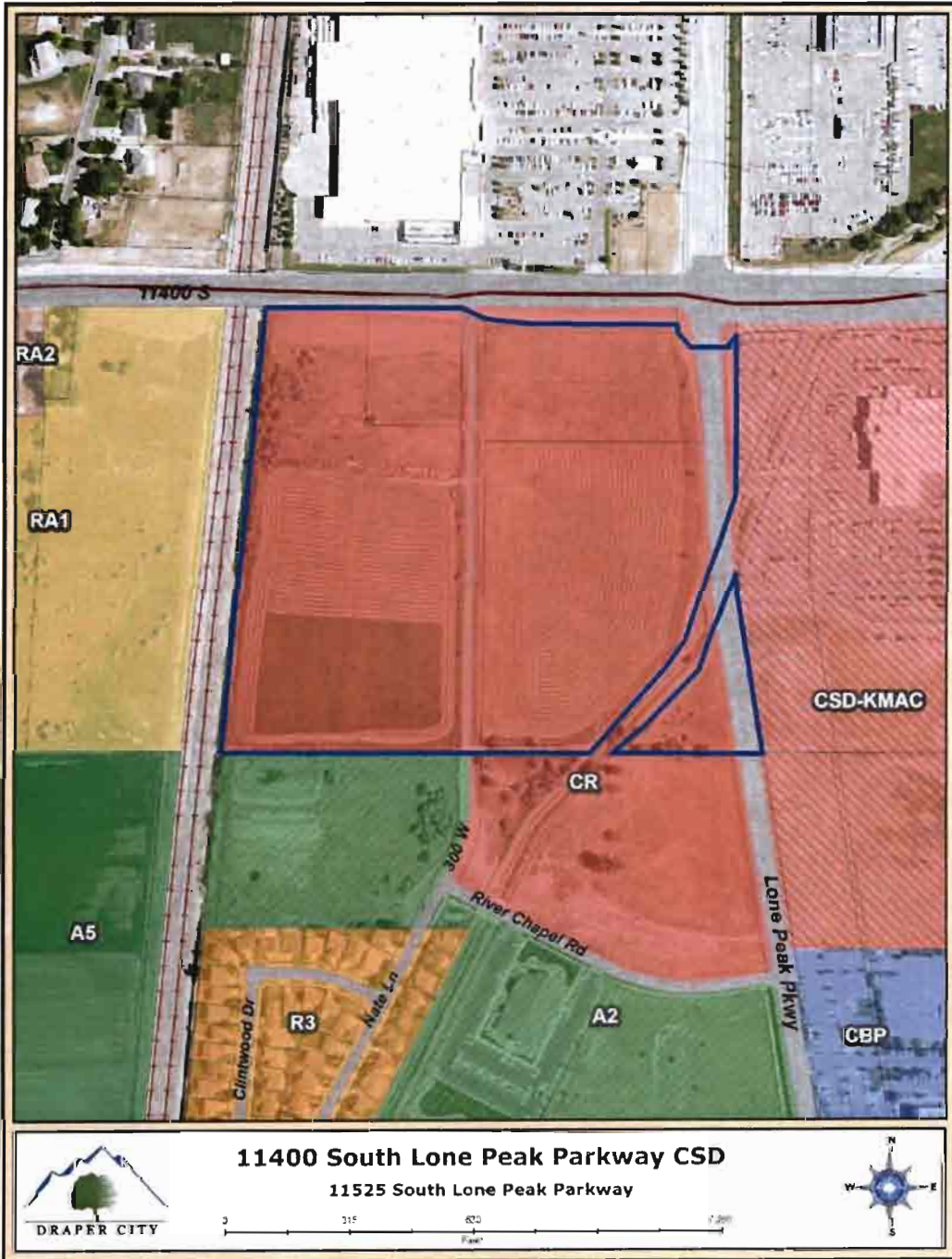
A part of the Southeast Quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the Southeasterly Line of the Salt Lake and Jordan Canal as it exists on the ground located 1155.01 feet South 0°21'11" West along the Quarter Section Line and 384.24 feet South 89°46'16" East from the Center of said Section 24; and running thence along said Southeasterly Line of the Canal the following five courses: North 38°07'17" East 22.89 feet; North 45°04'06" East 95.73 feet; North 43°07'38" East 148.87 feet; North 32°32'50" East 40.79 feet; and North 23°15'13" East 83.39 feet to the Westerly Line of Lone Peak Parkway ; thence South 9°01'17" East 310.26 feet along said Westerly Line; thence North 89°46'16" West 287.19 feet to the point of beginning.

**Contains 38,873 sq. ft.
or 0.892 acres**

EXHIBIT B

11400 SOUTH LONE PEAK PARKWAY CSD ZONING MAP AMENDMENT
CURRENT ZONING



Affidavit of Posting

SALT LAKE/UTAH COUNTY, STATE OF UTAH

I, the City Recorder of Draper City, by my signature below, certify that copies of **Ordinance No. 1173** for the **City of Draper**, which **Passed and Adopted by the City Council of Draper City, State of Utah on the 10th day of November, 2015**, was posted at the following places: Draper City Bulletin Board, Salt Lake County Library, Draper Crescent Senior Citizens Center, within the municipality.

Posted: November 17, 2015, through December 7, 2015

City Seal



A handwritten signature in blue ink, appearing to read "R-Conner", written over a horizontal line.

Rachelle Conner, MMC
City Recorder
Draper City, State of Utah