

ORDINANCE NO. 1209

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF DRAPER CITY AND APPROVING A DEVELOPMENT AGREEMENT FOR 5.27 ACRES OF PROPERTY FROM RA1, RA2 AND RA3 TO R4, LOCATED AT APPROXIMATELY 12447 SOUTH 600 EAST WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE 6TH STREET COTTAGES ZONE CHANGE.

WHEREAS, the City has received a request submitted by the authorized agent of the subject parcel requesting certain described real property in Draper City, Salt Lake County, State of Utah, be rezoned; and

WHEREAS, the Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed zoning change and amendment to the official zone district map of Draper City, and the City Council has found the proposed zoning change to be consistent with the goals and objectives of the City's general plan; and

WHEREAS, R4 zoning allows a density of up to four dwelling units per acre, and the associated development agreement establishes a density of 3.79 units per acre while setting forth specific design standards that the developer will be required to uphold; and

WHEREAS, all appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revisions to the zone district map.

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

Section 1. Zoning Map Amendment. The following described real property located at approximately 12447 South 600 East within Draper City, Salt Lake County, State of Utah, previously zoned RA1, RA2 and R3, as shown on the Draper City zone district map, is hereby rezoned to R4:

Beginning at the Northwest corner of tax parcel 28-30-478-034, said point being approximately West 702.74 feet & North 631 feet from the Southeast Corner of Section 30, T3S, R1E, SLM, thence Easterly 375 feet more or less to the southwest corner of tax parcel 28-30-478-040; thence Northerly 171 feet more or less; thence Easterly 230 feet more or less to the Easterly line of tax parcel 28-30-478-037; thence Southerly 125 feet more or less to the Northwest corner of tax parcel 28-30-478-008; thence Easterly 166 feet more or less to the Northeast corner of said tax parcel; thence Southerly 72 feet more or less to the Southeast corner of said parcel; thence Westerly 166 feet more or less to the Southwest corner of said parcel; thence Southerly 65 feet more or less; thence Westerly 140 feet more or less; thence Southerly 160 feet more or less to the South line of tax parcel 28-30-478-029; thence Westerly 444 feet more or less to the Southwest corner of tax parcel 28-30-478-010; thence Northerly 266 feet more or less to the point of beginning.

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 16 DAY OF August, 2016.

ATTEST:

DRAPER CITY

By: [Signature]
City Recorder

By: [Signature]
Mayor



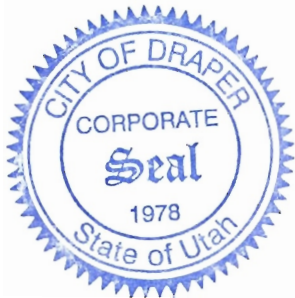
Affidavit of Posting

SALT LAKE/UTAH COUNTY, STATE OF UTAH

I, the City Recorder of Draper City, by my signature below, certify that copies of **Ordinance No. 1209** for the **City of Draper**, which **Passed and Adopted by the City Council of Draper City, State of Utah on the 16th day of August, 2016**, was posted at the following places: Draper City Bulletin Board, Salt Lake County Library, Draper Crescent Senior Citizens Center, within the municipality.

Posted: August 22, 2016 through September 12, 2016

City Seal



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

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