

**ORDINANCE NO. 1239**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF DRAPER CITY FOR APPROXIMATELY 44.01 ACRES OF PROPERTY FROM A5 (AGRICULTURAL) TO R4 (SINGLE-FAMILY RESIDENTIAL), LOCATED AT APPROXIMATELY 425 WEST 11400 SOUTH WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE FRAMPTON PROPERTY 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; and

**WHEREAS**, the developer has proposed a development agreement which guarantees an overall density of 2.3 dwelling units per acre, a set mix of lot sizes, and open space.

**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 425 West 11400 South Zoning Map, as depicted in Exhibit "A" hereto, are hereby changed and rezoned to R4:

**Parcel 1 (27243520010000)**

A portion of the SW1/4 of Section 24, Township 3 South, Range 1 West, Salt Lake Base & Meridian, located in Draper, Utah, more particularly described as follows:

Beginning at a point located N89°54'32"E along the Section line 760.64 feet from the Southwest Corner of Section 24, T3S, R1W, S.L.B. & M.; thence along a Boundary Line Agreement recorded in Deed Book 4824 Page 1498 of the Official Records of Salt Lake County, and along the centerline of an existing creek the following 9 (nine) courses and distances: N21°31'28"W 149.85 feet; thence N71°02'08"W 64.72 feet; thence N1°46'22"E 31.69 feet; thence N62°48'48"W 50.40 feet; thence N9°12'22"E 153.15 feet; thence N57°42'18"W 74.60 feet; thence N21°48'38"W 112.66 feet; thence S81°52'32"W 52.81 feet; thence N49°34'56"W 227.41 feet to the easterly line of TIME SQUARE Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence along said plat the following 8 (eight) courses and distances: N30°30'24"E 106.98 feet; thence N27°03'36"W 69.69 feet; thence N78°43'14"E 41.13 feet; thence N48°33'04"E 129.64 feet; thence S69°25'26"E 59.87 feet; thence N12°44'34"E 277.75 feet; thence N12°44'24"E 8.81 feet; thence N79°33'36"W 15.00 feet to the centerline of a creek; thence along said centerline the following 5 (five) course and distances: N27°38'00"E 50.00 feet; thence N22°03'00"E 60.00 feet; thence N0°52'00"E 50.00 feet; thence N8°15'00"W 136.10 feet; thence N19°55'00"E 40.62 feet to the southeast corner of Lot 1, RICHARDSON SUBDIVISION AT DRAPER, according to the Official Plat thereof on file in the

Office of the Salt Lake County Recorder; thence N5°54'45"E along said plat 12.14 feet; thence N89°53'47"E 668.34 feet to a point 51.62 feet west of the east line of the West ½ of the SW1/4 of said Section 24; thence S0°01'23"W parallel with, and 51.62 feet west of said line 1,495.26 feet to the south line of said Section; thence S89°54'32"W along the Section line 508.51 feet to the point of beginning. Contains: 25.17+/- acres

**Parcel 2 (27243000560000)**

A portion of the SW1/4 of Section 24, Township 3 South, Range 1 West, Salt Lake Base & Meridian, located in Draper, Utah, more particularly described as follows:

Beginning at a point located 51.62 feet west of the Southeast Corner of the West ½ of the SW1/4 of Section 24, T3S, R1W, S.L.B.& M. located N89°54'32"E along the Section line 1,269.15 feet from said Southwest Corner of Section 24; thence N0°01'23"E 1,495.26 feet parallel with, and 51.62 feet west of said east line of the West ½ of the SW1/4 of said Section; thence N89°53'47"E 609.86 feet to the west line of that Real Property described in Deed Book 9810 Page 154 of the Official Records of Salt Lake County; thence S4°37'28"W along said deed 1,055.75 feet; thence S5°19'59"W along said deed 445.21 feet to the south line of said Section; thence S89°54'32"W along the Section line 483.96 feet to the point of beginning.

Contains: 18.84+/- acres

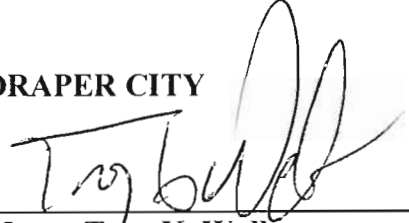
**Section 2. Severability Clause.** If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

**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 THE 17<sup>th</sup> DAY OF JANUARY, 2017.**



**DRAPER CITY**

  
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**Mayor Troy K. Walker**

**ATTEST:**

  
\_\_\_\_\_  
**Rachelle Conner, City Recorder**

**VOTE TAKEN:**

**YES**

**NO**

Councilmember Rapple

✓

\_\_\_\_\_

Councilmember Stenquist

✓

\_\_\_\_\_

Councilmember Summerhays

✓

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Councilmember Vawdrey

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Councilmember Weeks

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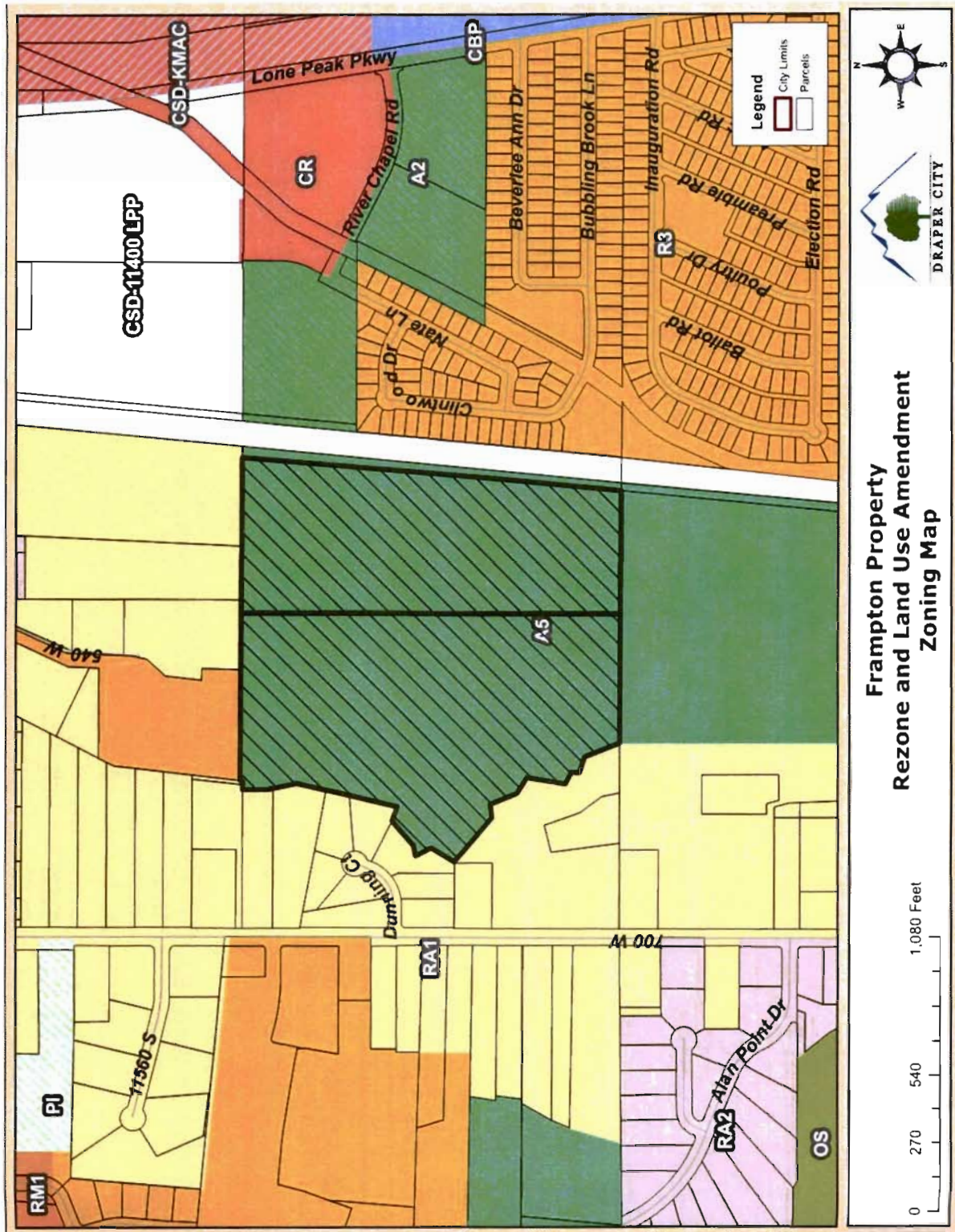
Mayor Walker

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EXHIBIT A

FRAMPTON PROPERTY ZONING MAP AMENDMENT



**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. 1239** for the **City of Draper**, which **Passed and Adopted by the City Council of Draper City, State of Utah on the 17<sup>th</sup> day of January, 2017**, was posted at the following places: Draper City Bulletin Board, Salt Lake County Library, Draper Crescent Senior Citizens Center, within the municipality.

**Posted:** January 23, 2017, through February 13, 2017

City Seal



A handwritten signature in blue ink, which appears to read "Rachelle Conner". The signature is written in a cursive style and is positioned above the printed name.

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