

ORDINANCE NO. 1387

AN ORDINANCE AMENDING THE OFFICIAL LAND USE MAP OF DRAPER CITY FOR APPROXIMATELY 18.01 ACRES OF PROPERTY FROM RESIDENTIAL LOW/MEDIUM DENSITY TO RESIDENTIAL MEDIUM DENSITY AND RESIDENTIAL HIGH DENSITY, LOCATED AT APPROXIMATELY 527 WEST, 491 WEST, 445 WEST 11400 SOUTH WITHIN DRAPER CITY, OTHERWISE KNOWN AS BIG WILLOW CREEK PH. 6 LAND USE AMENDMENT.

WHEREAS, pursuant to State law, Draper City has adopted a General Plan and Land Use Map to guide the future development within the City; and

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

WHEREAS, the proposed land use 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 Land Use Map; and

WHEREAS, the Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed amendment to the official Land Use Map of Draper City, and the City Council has found the proposed land use 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. Land Use Amendment. The following described real property located at approximately 527 West, 491 West, 445 West 11400 South within Draper City, Salt Lake County, State of Utah, previously designated Residential Low/Medium Density as shown on the Draper City Land Use Map, as depicted in Exhibit "A" hereto, are hereby changed to the Residential Medium Density and Residential High Density land use designations:

RESIDENTIAL HIGH DENSITY DESCRIPTION

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

Beginning at a point located S89°59'36"W along the 1/4 Section line 617.17 feet from the Center 1/4 Corner of Section 24, T3S, R1W, SLB&M; thence S05°20'27"W 956.23 feet; thence N89°58'36"W 464.47 feet; thence N00°01'24"E 511.21 feet; thence along the arc of a curve to the left with a radius of 265.00 feet a distance of 173.33 feet through a central angle of 37°28'35" Chord: N18°42'53"W 170.26 feet; thence N37°27'11"W 27.62 feet; thence along the arc of a curve to the right with a radius of 235.00 feet a distance of 153.71 feet through a central angle of 37°28'34" Chord: N18°42'54"W 150.98 feet; thence N00°01'23"E 43.97 feet; thence along the arc of a curve to the right with a radius of 30.00 feet a distance of 18.63 feet through a central angle of 35°34'23" Chord: N17°48'35"E 18.33 feet; thence N89°59'36"E 147.56 feet; thence N00°00'24"W 20.00 feet; thence N89°59'36"E 142.26 feet; thence N04°49'42"E 33.12 feet; thence N89°59'36"E 374.90 feet to the point of beginning.

Contains: 11.57 acres+/-

RESIDENTIAL MEDIUM DENSITY DESCRIPTION

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

Beginning at a point located S89°59'36"W along the 1/4 Section line 1,325.25 feet and S00°01'23"W along the 1/16 (40 acre) Section line 52.99 feet from the Center 1/4 Corner of Section 24, T3S, R1W, SLB&M; thence N89°59'36"E 40.60 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 30.00 feet (radius bears: S54°24'14"E) a distance of 18.63 feet through a central angle of 35°34'23" Chord: S17°48'35"W 18.33 feet; thence S00°01'23"W 43.97 feet; thence along the arc of a curve to the left with a radius of 235.00 feet a distance of 153.71 feet through a central angle of 37°28'34" Chord: S18°42'54"E 150.98 feet; thence S37°27'11"E 27.62 feet; thence along the arc of a curve to the right with a radius of 265.00 feet a distance of 173.33 feet through a central angle of 37°28'35" Chord: S18°42'53"E 170.26 feet; thence S00°01'24"W 511.21 feet; thence S89°58'36"E 464.47 feet; thence S05°20'27"W 199.52 feet; thence S89°53'45"W 600.97 feet; thence N00°01'24"E 656.38 feet; thence N89°58'37"W 207.07 feet; thence N24°08'55"E 394.67 feet; thence N70°09'30"E 48.64 feet; thence N00°01'46"E 65.64 feet to the point of beginning.

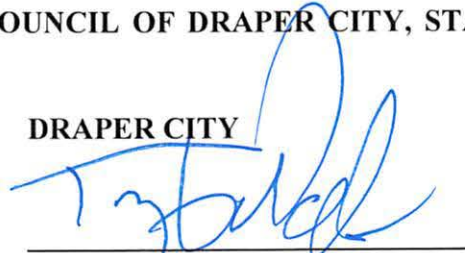
Contains: 6.44 acres+/-

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 upon the execution of the Big Willow Creek Subdivision Development Agreement First Amendment approved under ordinance 1386.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 16th DAY OF APRIL, 2019.

DRAPER CITY



Mayor Troy K. Walker

ATTEST:



Laura Oscarson, City Recorder



VOTE TAKEN:

YES

NO

Councilmember Green

Councilmember Lowery

Councilmember Summerhays

Councilmember Vawdrey

Councilmember Weeks

Mayor Walker

EXHIBIT A

BIG WILLOW CREEK PH. 6 LAND USE AMENDMENT

