

**ORDINANCE NO. 1411**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF DRAPER CITY FOR APPROXIMATELY 0.99 ACRES OF PROPERTY FROM RA2 (RESIDENTIAL AGRICULTURAL, 20,000 SQUARE FOOT LOT MINIMUM) TO CN (NEIGHBORHOOD COMMERCIAL), LOCATED AT APPROXIMATELY 681 EAST PIONEER RD AND 12388 SOUTH 700 EAST WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE OFFICES ON 7TH ZONING MAP AMENDMENT. THIS REQUEST ALSO APPROVES THE OFFICES ON 7<sup>TH</sup> PIONEER VILLA DEVELOPMENT AGREEMENT.**

**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 inclusion of the subject property into a development agreement will provide for an aesthetically pleasing development which will fit into the area better; and

**WHEREAS**, the proposed zone change and development agreement 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 following described real property located at approximately 681 East Pioneer Rd and 12388 South 700 East within Draper City, Salt Lake County, State of Utah, previously zoned RA2 as shown on the Draper City Zoning Map, as depicted in Exhibit "A" hereto, are hereby changed and rezoned to CN:

28-29-307-007

BEG AT SE COR LOT 1, BLK 14, DRAPERVILLE; N 64 FT; W 130.5 FT; S 64 FT; E 130.5 FT TO BEG. 4780-0931 6405-2769 8045-6 8455-3773

28-29-307-008

BEG W 130.5 FT FR SE COR LOT 1, BLK 14, DRAPERVILLE; W 158.35 FT; N 148.5 FT; E 288.35 FT; S 84.5 FT; W 130.5 FT; S64 FT TO BEG. 4780-931 7372-2270,2272 7393-1969 7828-1224

Contains 43,124 Square Feet or 0.99 Acres

**Section 2. Development Agreement.** The City of Draper approves the development agreement provided in Exhibit B, otherwise known as the Offices on 7<sup>th</sup> Pioneer Villa Development Agreement.

**Section 3. 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 4. 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 19<sup>TH</sup> DAY OF MARCH, 2020.**

**DRAPER CITY**



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**Mayor Troy K. Walker**

**ATTEST:**



\_\_\_\_\_  
**Laura Oscarson, City Recorder**



VOTE TAKEN:

YES

NO

Councilmember Green

\_\_\_\_\_ ✓

\_\_\_\_\_

Councilmember T. Lowery

\_\_\_\_\_ ✓

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Councilmember F. Lowry

\_\_\_\_\_ ✓

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Councilmember Roberts

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Councilmember Vawdrey

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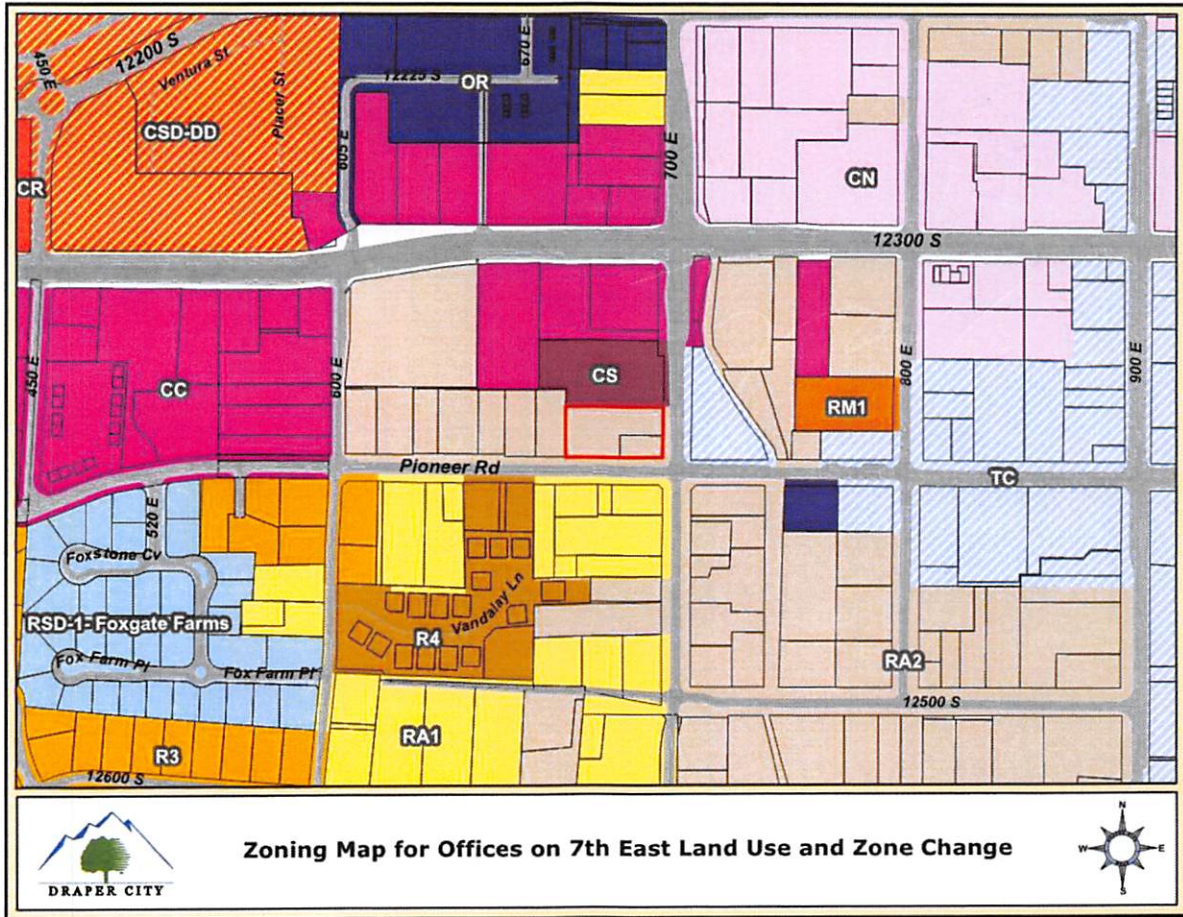
Mayor Walker

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EXHIBIT A

OFFICES ON 7<sup>TH</sup> ZONING MAP AMENDMENT



**EXHIBIT B**  
**DEVELOPMENT AGREEMENT**