

ORDINANCE NO. 1451

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF DRAPER CITY FOR APPROXIMATELY 2.55 ACRES OF PROPERTY FROM M1 (LIGHT MANUFACTURING) TO CSD-136C (136 CENTER COMMERCIAL SPECIAL DISTRICT), LOCATED AT APPROXIMATELY 38 WEST 13775 SOUTH WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE HBA PLAZA AT DRAPER 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 following described real property located at approximately 38 West 13775 South within Draper City, Salt Lake County, State of Utah, previously zoned M1 as shown on the Draper City Zoning Map, as depicted in Exhibit "A" hereto, are hereby changed and rezoned to CSD-136C:

Beginning at the intersection point of the Westerly Right-of-Way Line of Interstate 15 and the Northerly Right-of-Way Line of Pony Express Road (13800 South), said point being South 137.79 feet and West 166.99 feet from the East Quarter Corner of Section 1, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running

thence Northwesterly 400.27 feet along the arc of a 446.41 foot radius curve to the left (center bears South 54°31'07" West and the chord bears North 61°09'52" West 387.00 feet with a central angle of 51°22'27") along said North Right-Of-Way Line of Pony Express Road to the easterly boundary line of Bangerter 15 Condominiums, recorded as Entry No. 10057350 in Book 2007P at Page 156 in the Office of the Salt Lake County Recorder;

thence North 296.10 feet along said easterly boundary line of Bangerter 15 Condominiums to the southerly boundary line of 136 Center Office Plat, recorded as Entry No. 12495731 in Book 2017P at Page 52 in the Office of the Salt Lake County Recorder;

thence South 89°56'19" East 49.35 feet along said southerly boundary line of 136 Center Office Plat;

thence continuing South 89°56'19" East 39.28 feet;

thence South 38.25 feet;

thence East 252.15 feet to the Westerly Right-of-Way Line of Interstate 15;

thence South 00°13'38" West 444.41 feet along said Westerly Right-of-Way Line to the point of beginning.

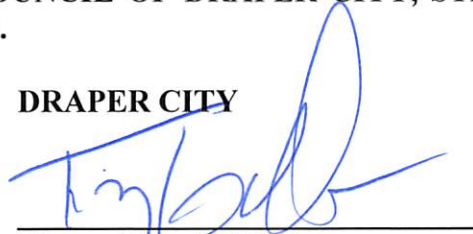
Contains 111,306 Square Feet or 2.555 Acres

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.

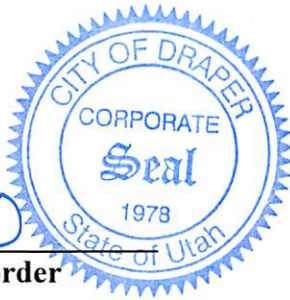
Section 3. Effective Date. This Ordinance shall become effective immediately upon publication or posting, or 30 days after final passage, whichever is closer to the date of final passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 18TH DAY OF AUGUST, 2020.

DRAPER CITY



Mayor Troy K. Walker



ATTEST:



Laura Oscarson, City Recorder

VOTE TAKEN:

YES

NO

Councilmember Green

Councilmember T. Lowery

Councilmember F. Lowry

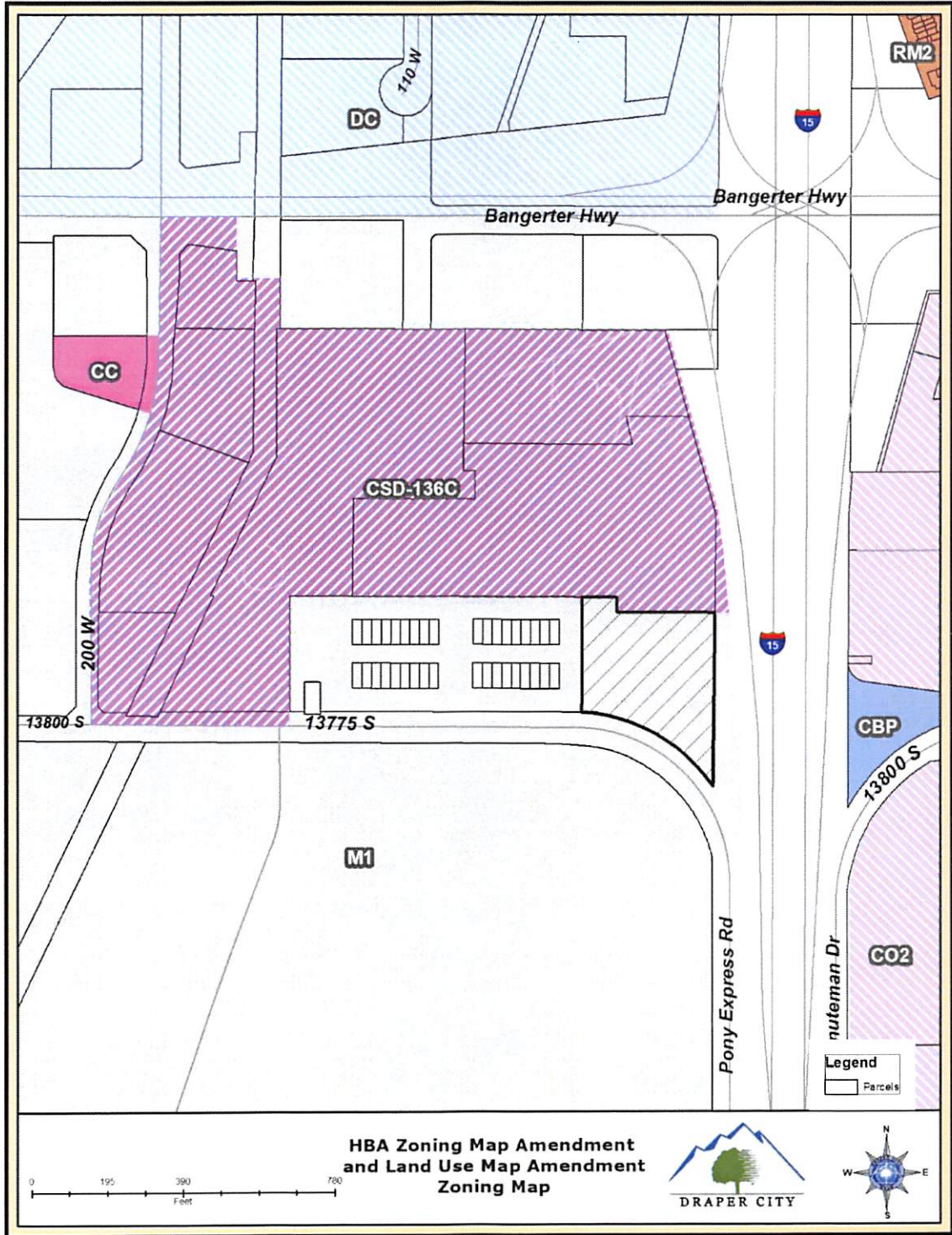
Councilmember Roberts

Councilmember Vawdrey

Mayor Walker

EXHIBIT A

HBA PLAZA AT DRAPER ZONING MAP AMENDMENT



To be published on Saturday, August 22, 2020, in *Salt Lake Tribune* and *Deseret News*

City of Draper Notice of Ordinance Adoption – On August 18, 2020, the Draper City Council approved Ordinance #1451, amending the official Draper City Zoning Map. The complete ordinance is on file at the Draper City Recorder’s Office and online at www.draper.ut.us. Published this 22nd day of August 2020. Laura Oscarson, Draper City Recorder.

