

ORDINANCE NO. 1462

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF DRAPER CITY FOR APPROXIMATELY 0.96 ACRES OF PROPERTY FROM RA1 (RESIDENTIAL AGRICULTURAL, 40,000 SQUARE FOOT LOT MINIMUM) TO R3 (SINGLE-FAMILY RESIDENTIAL, 13,000 SQUARE FOOT LOT MINIMUM), LOCATED AT APPROXIMATELY 12758 SOUTH BOULTER ST. WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE FOUR BEARS ESTATES 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 12758 South Boulter St. within Draper City, Salt Lake County, State of Utah, previously zoned RA1 as shown on the Draper City Zoning Map, as depicted in Exhibit "A" hereto, are hereby changed and rezoned to R3:

Parcel: 28-33-102-013

BEGINNING SOUTH 1057.25 FEET AND EAST 1259.5 FEET AND NORTH 4°30'02" EAST 105.18 FEET FROM THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 85°50' WEST 383.6 FEET; THENCE NORTH 5°26'12" EAST 101.75 FEET; THENCE SOUTH 85°50' EAST 192.7 FEET; THENCE NORTH 16.5 FEET; THENCE SOUTH 85°50' EAST 184 FEET; THENCE SOUTH 74.66 FEET, MORE OR LESS; THENCE SOUTH 4°30'02" WEST 43.72 FEET, MORE OR LESS, TO BEGINNING.

SUBJECT TO A RIGHT-OF-WAY AS SHOWN IN THAT CERTAIN WARRANTY DEED RECORDED JUNE 10, 2003 AS ENTRY NO. 8683700, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS SOUTH 834.50 FEET AND EAST 1270.50 FEET FROM THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 85°50' WEST 184 FEET; THENCE SOUTH 16.50 FEET; THENCE SOUTH 85°50' EAST 184 FEET; THENCE NORTH 16.50 FEET TO THE POINT OF BEGINNING.

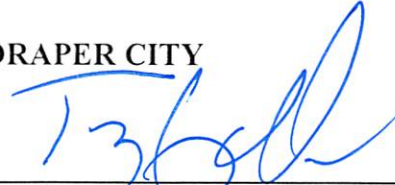
Contains 39,204 Square Feet or 0.96 Acres

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 20TH DAY OF OCTOBER, 2020.

DRAPER CITY



Mayor Troy K. Walker

ATTEST:



Laura Oscarson, CMC, City Recorder



VOTE TAKEN:

YES

NO

Councilmember Green

_____ ✓ _____

Councilmember T. Lowery

_____ ✓ _____

Councilmember F. Lowry

_____ ✓ _____

Councilmember Roberts

_____ ✓ _____

Councilmember Vawdrey

_____ ✓ _____

Mayor Walker

EXHIBIT A

FOUR BEARS ESTATES ZONING MAP AMENDMENT

