

ORDINANCE NO. 1469

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF DRAPER CITY FOR APPROXIMATELY 0.99 ACRES OF PROPERTY FROM RA1 (RESIDENTIAL AGRICULTURAL, 40,000 SQUARE FOOT LOT MINIMUM) TO A SPLIT ZONING OF RA2 (RESIDENTIAL AGRICULTURAL, 20,000 SQUARE FOOT LOT MINIMUM) AND R3 (SINGLE-FAMILY RESIDENTIAL, 13,000 SQUARE FOOT LOT MINIMUM), LOCATED AT APPROXIMATELY 671 EAST 13800 SOUTH WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE SHADOW MOUNTAIN SUBDIVISION 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 671 East 13800 South 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 RA2 and R3:

LEGAL DESCRIPTION RA2 REZONE:

BEGINNING NORTH 89°39'27" WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 00°23'08" EAST A DISTANCE OF 186.94 FEET FROM THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°39'27" WEST A DISTANCE OF 199.95 FEET; THENCE NORTH 00°23'08" EAST A DISTANCE OF 124.36 FEET; THENCE SOUTH 89°39'27" EAST A DISTANCE OF 199.95 FEET; THENCE SOUTH 00°23'08" WEST A DISTANCE OF 124.36 FEET TO THE POINT OF BEGINNING.

TOTAL AREA: 24,857.04 SQUARE FEET (0.5706 ACRES) MORE OR LESS.

LEGAL DESCRIPTION R3 REZONE:

BEGINNING NORTH 89°39'27" WEST A DISTANCE OF 100.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°39'27" WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 00°23'08" EAST A DISTANCE OF 186.94 FEET; THENCE SOUTH

89°39'27" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°23'08" WEST A DISTANCE OF 186.94 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF 13800 SOUTH STREET.

ALSO LESS AND EXCEPTING THEREFROM:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6; TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE NORTH 89°39'27" WEST A DISTANCE OF 200.00 FEET ALONG QUARTER SECTION LINE TO THE POINT OF BEGINNING; THENCE NORTH 00°23'08" EAST A DISTANCE OF 33.00 FEET; THENCE SOUTH 89°39'27" EAST A DISTANCE OF 99.98 FEET; THENCE SOUTH 00°20'33" WEST A DISTANCE OF 33.00 FEET; THENCE NORTH 89°39'27" WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

TOTAL AREA: 18,680.85 SQUARE FEET (0.4289 ACRES) MORE OR LESS.

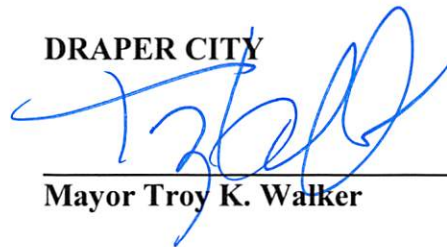
AREA NOT WITHIN THE BOUNDS OF 13800 SOUTH STREET: 15,381.27 SQUARE FEET (0.3531 ACRES) MORE OR LESS.

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 17TH DAY OF NOVEMBER, 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

SHADOW MOUNTAIN SUBDIVISION ZONING MAP AMENDMENT

