

**ORDINANCE NO. 1478**

**AN ORDINANCE AMENDING THE OFFICIAL LAND USE MAP OF DRAPER CITY FOR APPROXIMATELY 0.302 ACRES OF PROPERTY FROM RESIDENTIAL LOW/MEDIUM DENSITY TO RESIDENTIAL MEDIUM/HIGH DENSITY, LOCATED AT APPROXIMATELY 11450 SOUTH 820 WEST WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE CITY INITIATED WINDSOR MILL 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 11450 South 820 West 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/High Density land use designation:

The land referred to herein below is situated in the County of Salt Lake, State of Utah, and is described as follows:

Commencing at a point which is South 89°26'50" West 997.82 feet and South 00°05'05" East 116.76 feet from the East Quarter corner of Section 23, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 80°59'05" West 175.53 feet and North 87°15'55" West 388.98 feet to the point of beginning, thence North 87°15'15" West 17.00 feet; thence South 15°34'05" West 204.43 feet; thence Southeasterly 172.09 feet along a 320.00 foot radius curve to the right (Chord bears South 12°38'48" East 170.02 feet); thence South 02°05'15" West 6.37 feet; thence South 84°32'21" East 161.38 feet; thence South 84°17'38" East 5.57 feet; thence North 04°56'55" East 22.73 feet; thence North 84°32'21" West 66.78 feet to the point of a curve of a non-tangent curve to the left, of which the radius point lies North 85°39'46" West, a radial distance of 51.00 feet; thence Northwesterly along the arc, through a central angle of 128°38'15", a distance of 114.50 feet (Chord bearing North 59°58'53" West 91.92 feet) to the point of curve of a non-tangent curve to the left, of which the radius point lies South 82°47'04" West, a radial distance of 340.70 feet; thence Northerly along the arc, through a central angle of 11°41'09", a distance of 69.49 feet (Chord bearing North 13°03'30" West 69.37 feet); Thence North 08°31'00" West 92.39 feet; thence North 15°34'05" East 148.60 feet; thence North 17°18'37" East 7.55 feet to the point of beginning. Less and Excepting therefrom that portion conveyed in Warranty Deed recorded April 26, 2010, as Entry No. 10940747, in Book 9820, at Page 6915:

A parcel of land in fee for the widening of 11400 South Street, incident to the construction of Project No. SP-15-7 (156)293, being part of an entire tract of property situated in the Northwest Quarter of the Southeast

Quarter of Section 23, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning in the Westerly boundary line of said entire tract at a point 288.91 feet South 00°05'05" East along the section line and 1,619.91 feet West from the East Quarter corner of said Section 23, which point is 273.28 feet perpendicularly distant Southerly from the design line of said project, opposite approximate Engineer Station 240+24.68, and running thence South 18°06'54" East 31.79; thence South 11°37'28" East 22.12 feet; thence Southerly 8.66 feet along the arc of a non-tangent 48.00 foot radius curve to the right through a central angle of 10°20'15", (Note: Chord to said curve bears South 12°44'24" East for a distance of 8.65 feet); thence South 07°34'16" East 53.83 feet; thence South 82°25'44" West 7.41 feet; thence Northerly 77.48 feet along the arc of a non-tangent 320.00 foot radius curve to the left through a central angle of 13°52'22", (Note: Chord to said curve bears North 21°06'58" West for a distance of 77.29 feet) to said Westerly boundary line; thence North 15°34'05" East 44.17 feet along said boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Contains 13,377.374 Square Feet (OR)  
0.302 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 2<sup>ND</sup> DAY OF FEBRUARY, 2021.**

DRAPER CITY



Mayor Troy K. Walker

ATTEST:



Laura Oscarson, CMC, City Recorder



VOTE TAKEN:

YES

NO

Councilmember Green

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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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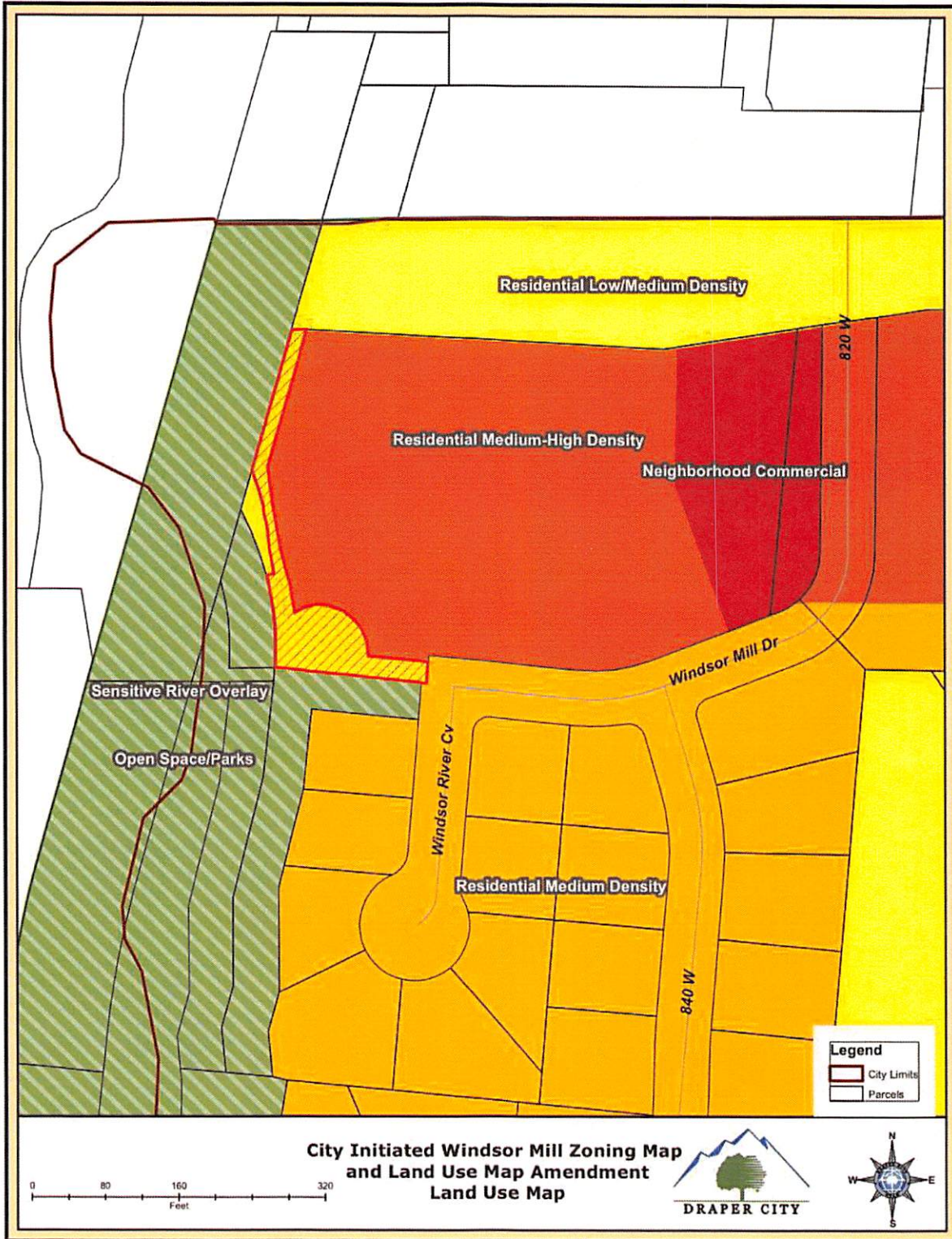
Mayor Walker

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EXHIBIT A

CITY INITIATED WINDSOR MILL LAND USE AMENDMENT



**City Initiated Windsor Mill Zoning Map  
and Land Use Map Amendment  
Land Use Map**

