

ORDINANCE NO. 1214

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF DRAPER CITY FOR APPROXIMATELY 72.33 ACRES OF PROPERTY FROM CR (REGIONAL COMMERCIAL), M1 (MANUFACTURING) AND RM2 (RESIDENTIAL MULTI-FAMILY) TO CSD-HIGHLINE (HIGHLINE COMMERCIAL SPECIAL DISTRICT), LOCATED AT APPROXIMATELY 65 EAST HIGHLAND DRIVE WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE HIGHLINE CSD 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 for the area.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH:

Section 1. Zoning Map Amendment. The Draper City Zoning Map is hereby amended to designate that certain property more particularly shown on Exhibit "A" and Exhibit "B", attached hereto and incorporated herein by reference, as the Highline Commercial Special District Zone.

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 THIS 6th DAY OF SEPTEMBER, 2016.

ATTEST:

DRAPER CITY:

By: 
Rachelle Conner, City Recorder

By: 
Mayor Troy K. Walker



EXHIBIT A

HIGHLINE CSD ZONING MAP AMENDMENT LEGAL DESCRIPTION

33-12-400-029 - BEG N 0°27'29" E 1572.45 FT ALG THE SEC LINE FR THE SW COR OF SEC 7, T 4S, R 1E, SLM; S 73°59'25" W 94.53 FT ALG THE N LINE OF HIGHLAND DRIVE; SW'LY ALG A 2246.85 FT RADIUS CURVE TO L 457 FT; S 62°20'12" W 205.13 FT; SW'LY ALG A 810 FT RADIUS CURVE TO R 345.68 FT; N 50°33'13" E 324.37 FT ALG THEE LINE OF UTA CORRIDOR; NE'LY ALG A 1610 FT RADIUS CURVE TO L 614.43 FT ALG THE E LINE OF THE UTA CORRIDOR; N 89°46'33" E 1431.62 FT TO N LINE OF HIGHLAND DRIVE; S 73°59'25" W 1086.99 FT ALG THE N LINE OF HIGHLAND DRIVE TO BEG. 9.51 AC M OR L.

34-07-300-018 -BEG N 1865.31 FT M OR L FR SE COR SEC 12, T4S, R1W, SLM; W 388.69 FT M OR L TO RR; NE'LY ALG CURVE TO L 265.12 FT; N 18°39'07" E 242.27 FT; NE'LY ALG CURVE TO R 545.35 FT; N 60°02'14" E 1368.11 FT; S 0°04'17" E 1568.57 FT M OR L; W 1320 FT TO BEG. LESS PINE HILL ASSOC TRACT. LESS HIGHLAND DR. 35.77 AC M OR L.

34-07-176-021 - BEG N 89°56'36" W ALG SEC LINE 1340.23 FT FR CEN SEC 7, T4S,R1E, SLM; N 0°33'11" W 542.64 FT; N 88°45'29" E 30.61 FT; S 21°38'06" E 132.11 FT; E 39.31 FT; S 14°02'34" W 84.49 FT; S2°46'45" E 113.81 FT; S 8°15'48" E 163.42 FT; S 24°07'24" E 69.32 FT; N 89°56'36" W 150.22 FT TO BEG. 1.22 AC M OR L.

34-07-176-020 - BEG S 1°14'35" E ALG 1/4 SEC LINE 1577.29 FT & S 88°45'25" W 184.34 FT FR N 1/4 COR SEC 7, T4S, R1E, SLM; S 57°45'04" W 57.71 FT; S 61°29'36" W 173.57 FT; S 27°33'29" E 5.60 FT; S 61°48'29" W 542.64 FT; SW'LY ALG 539 FT RADIUS CURVE TO L 811.79 FT (CHD S 18°39'41" W 737.21 FT); N 89°56'36" W 69.41 FT; N 24°07'24" W 69.32 FT; N 8°15'48" W 163.42 FT; N 2°46'45" W 113.81 FT; N 14°02'34" E 84.49 FT; W 39.31 FT; N 21°38'06" W 132.11 FT; S 88°45'29" W 30.61 FT; N 0°33'11" W 229.94 FT; N 60°31'42" E 1140.30 FT; S 29°29'16" E 299.13 FT TO BEG. 9.49 AC M OR L.

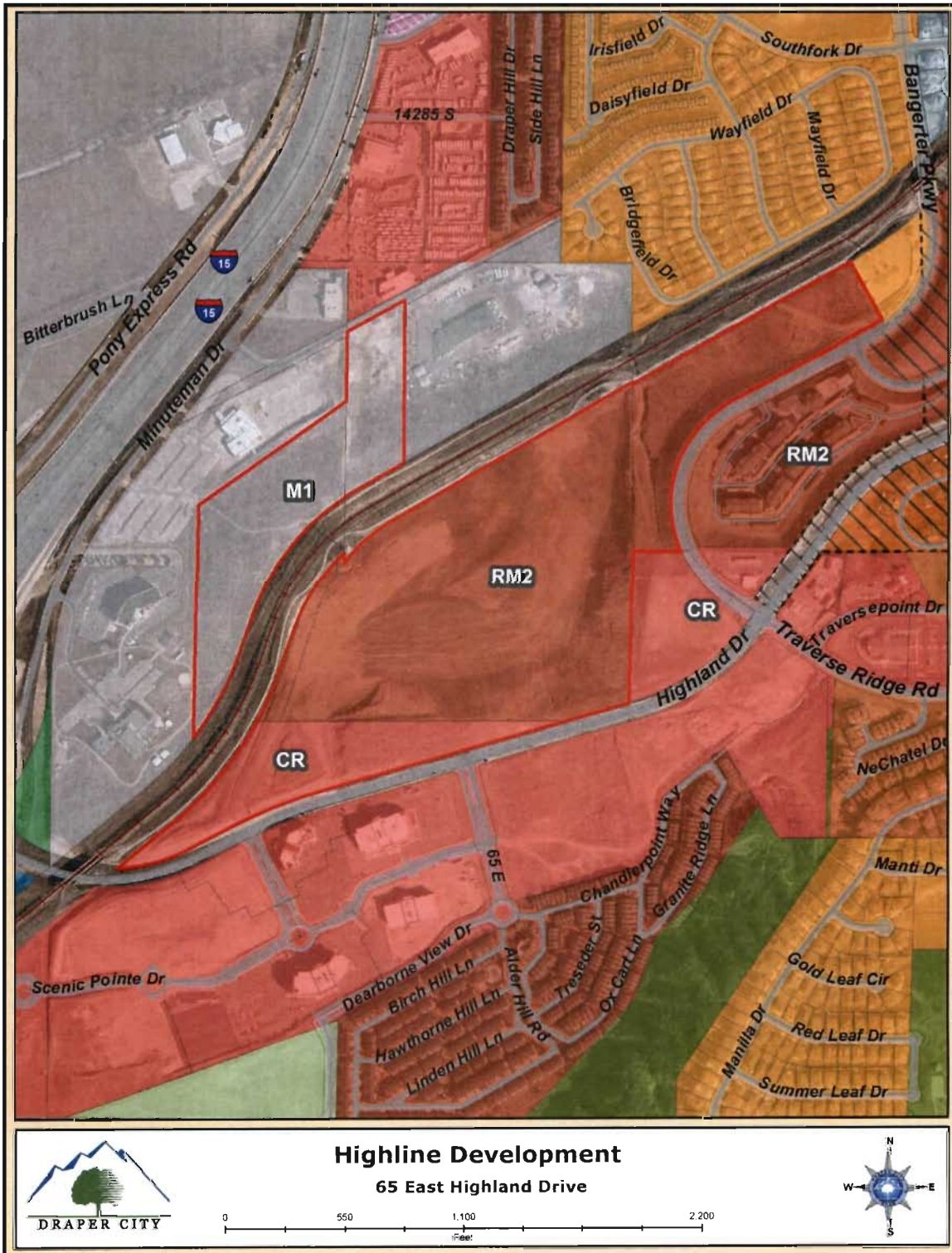
34-07-100-011 - BEG N 2904.55 FT FR SE COR OF SEC 12, T 4S, R 1W, S L M; N 757.41 FT; N 61°17'29" E 309.44 FT; S 748.74 FT; S 60°02' 14" W 276.08 FT; SW'LY ALG CURVE TO L 37.64 FT TO BEG. 4.69 AC M OR L.

33-12-400-009 - BEG N 0°02'16" W 244.51 FT FR E 1/4 COR SEC 12, T 4S, R 1W, SLM; N 0°02'16" W 444.44 FT; S 54°09'22" W 829.08 FT; S 0° 16'06" W 1066.36 FT; NE'LY ALG A 1145.92 FT RADIUS CURVE TO L 399.77 FT (CHORDBEARNS N 28°49'28" E 395.78 FT; N 18°51' 26" E 242.02 FT; NE'LY ALG A 1041.74 FT RADIUS CURVE TO R 682.47 FT (CHORD BEARS N 37°31'33" E 670.33 FT TO BEG. 10.324 AC.

33-12-400-018 - BEG N 89°08'34" W 1255.74 FT ALG SEC LINE & N 0°37'32" E 1154.68 FT & N 50°15' E 82.17 FT M OR L & NE'LY ALG 690.74 FT RADIUS CURVE TO L 1004.03 FT M OR L & N 18°25' E 743.96 FT & NE'LY ALG 829.57 FT RADIUS CURVE TO R 307.57 FT FR SE COR SEC 12, T 4S, R 1W, SLM; S 0°41'26" W 113.01 FT M OR L; SW'LY ALG 763.57 FT RADIUS CURVE TO L 195.04 FT; S 18°25' W 532.73 FT M OR L; W 69.52 FT M OR L; N 18°25' E 654.5 FT M OR L; NE'LY ALG A 829.57 FT RADIUS CURVE TO R 307.57 FT TO BEG. LESS RAILROAD R/WY. 1.12 AC M OR L.

EXHIBIT B

HIGHLINE CSD ZONING MAP AMENDMENT
CURRENT ZONING



Affidavit of Posting

SALT LAKE/UTAH COUNTY, STATE OF UTAH

I, the City Recorder of Draper City, by my signature below, certify that copies of **Ordinance No. 1214** for the **City of Draper**, which **Passed and Adopted by the City Council of Draper City, State of Utah on the 6th day of September, 2016**, was posted at the following places: Draper City Bulletin Board, Salt Lake County Library, Draper Crescent Senior Citizens Center, within the municipality.

Posted: September 13, 2016 through October 2, 2016

City Seal



Rachelle Conner, MMC
City Recorder
Draper City, State of Utah

