

**ORDINANCE NO. 1342**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF DRAPER CITY FOR 21.72 ACRES OF PROPERTY FROM CBP, M1 AND A5 TO CSD-IOP (IRVINE OFFICE PARK COMMERCIAL SPECIAL DISTRICT), LOCATED AT 440 WEST 13800 SOUTH WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE IRVINE OFFICE PARK ZONING MAP AMENDMENT**

**WHEREAS**, pursuant to State law, Draper City has adopted a general plan and zoning map to guide the future development 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 zoning 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 revision 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 zoning 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 440 W. 13800 S. within Draper City, Salt Lake County, State of Utah, previously designated CBP, M1 and A5 as shown on the Draper City zoning map, is hereby changed to the CSD-IOP zoning designation:

**Irvine Property**

Land located in Salt Lake County, State of Utah, more particularly described as follows: Beginning at a point on the southerly right-of-way line of Bangerter Highway; said point being South 89°37'14" West along the Section line 94.17 feet and South 00°22'46" East 1465.16 feet from the North Quarter Corner of Section 1, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 00°21'51" East 188.98 feet; thence South 35°34'39" West 1157.38 feet (1151.91 feet, Survey) to a point on the Northerly right-of-way line of 13800 South Street, according to a survey on file at the Salt Lake County Surveyor's office, Survey Number: 52006-06-0579; said point also being on an existing fence line; thence North 89°55'30" West (South 89°58'16" West, Survey) along said Northerly right-of-way line of 13800 South Street and existing fence line 203.75 feet(206.90 feet, Survey); thence North 00°32'04" East 725.03 feet(720.95 feet, Survey) to a point on said Southerly right-of-way line of Bangerter Highway; said point also being on a 2166.59 foot radius curve to the right; thence 966.91 feet along said southerly right-of-way line and said curve through a central angle of 25°34'12" (chord bears North 65°00'49" East 958.90 feet) to the point of beginning.

ALSO: Beginning South 89°37'14" West along the Section line 94.31 feet and South 00°22'46" East 1967.62 feet from the North Quarter Corner of Section 1, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 00°21'51" East 628.76 feet (624.46 feet, Survey) to a point on the Northerly right-of-way line of 13800 South Street, according to a survey on file at the Salt Lake County Surveyor's office, Survey Number: 52006-06-0579; said point also being on an existing fence line; thence North 89°55'30" West (North 89°55'57" West, Survey) along said Northerly right-of-way line of 13800

South Street and existing fence line 453.33 feet (450.28 feet, Survey); thence North 35°34'39" East 772.32 feet (767.11 feet, Survey) to the point of beginning. 15.31 Acres.

**UDOT Triangle Parcel**

Beginning at a point on the south line of Bangerter Highway said point being South 89°37'14" West 94.17 feet along the section line and South 0°22'46" East 1465.16 feet from the North Quarter Corner of Section 1, Township 4 South, Range 1 West, Salt Lake base and Meridian, and running; thence Northeasterly 158.80 feet along the arc of a 2166.59 foot radius curve to the right(center bears South 12°12'05" East and the long chord bears North 79°53'54" East 158.76 feet with a central angle of 4°11'58")along the south line of said Bangerter Highway; thence South 35°34'39" West 266.59 feet; thence North 0°21'51" West 188.98 feet to the point of beginning. Contains 14,939 Square Feet. 0.34 Acres.

**Utah Power & Light Corridor**

Beginning at a point South 89°37'14" West 94.17 feet and South 0°22'40" East 1654.14" from the North Quarter Corner of Section 1, Township 4 South, Range 1 West, Salt Lake Base & Meridian, and running; thence South 0°21'47" East 313.49 feet; thence South 35°34'39" West 767.11 feet; thence North 89°52'06" West 225.86 feet; thence North 35°34'39" East 1151.91 feet. Contains 176,552 Square Feet. 4.053 Acres.

**UP&L Corridor (Offsite)**

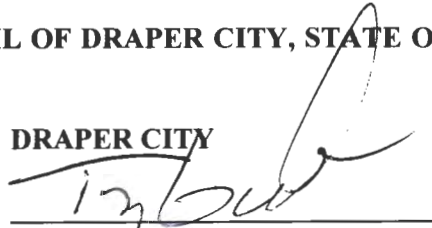
Beginning at a point on the south line of Bangerter Highway said point being South 89°37'14" West 94.17 feet along the section line and South 0°22'46" East 1437.31 feet and East 156.59 feet from the North Quarter Corner of Section 1, Township 4 South, Range 1 West, Salt Lake base and Meridian, and running; thence Northeasterly 241.69 feet along the arc of a 2166.59 foot radius curve to the right(center bears South 8°00'07" East and the long chord bears North 85°11'37" East 241.56 feet with a central angle of 6°23'29")along the south line of said Bangerter Highway to the west line of Handstand Subdivision; thence South 35°34'39" West 676.90 feet along the west line of said Handstand Subdivision; thence North 0°21'51" West 313.49 feet; thence North 35°34'39" East 266.59 feet to the point of beginning. Contains 87,355 Square Feet. 2.01 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 2<sup>nd</sup> DAY OF OCTOBER, 2018.**

**DRAPER CITY**

  
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**Mayor Troy K. Walker**

**ATTEST:**

  
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**Rachelle Conner, City Recorder**



**VOTE TAKEN:**

**YES**

**NO**

Councilmember Green

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Councilmember Lowery

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Councilmember Summerhays

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Councilmember Vawdrey

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Councilmember Weeks

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Mayor Walker

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*Handwritten blue ink marks in the YES column for Councilmembers Lowery, Summerhays, and Vawdrey.*

*Handwritten blue ink mark in the NO column for Councilmember Weeks.*

To be published on Wednesday, October 10, 2018, in the *Salt Lake Tribune* and *Deseret News*

City of Draper Notice of Ordinance Adoption – On October 2, 2018, the Draper City Council approved Ordinance #1342, Irvine Office Park Zoning Map Amendment. The complete ordinance is on file at the Draper City Recorder's Office and online at [www.draper.ut.us](http://www.draper.ut.us). Published this 10<sup>th</sup> day of October, 2018, Rachelle Conner, Draper City Recorder.

