

ORDINANCE NO. 1386

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF DRAPER CITY FOR APPROXIMATELY 18.01 ACRES OF PROPERTY FROM RA1 (RESIDENTIAL AGRICULTURAL, 40,000 SQUARE FOOT LOT MINIMUM) AND RA2 (RESIDENTIAL AGRICULTURAL, 20,000 SQUARE FOOT LOT MINIMUM) TO R4 (SINGL-FAMILY RESIDENTIAL, 10,000 SQUARE FOOT LOT MINIMUMS) AND RM2 (MULTI-FAMILY RESIDENTIAL, UP TO 12 DWELLING UNITS PER ARCE), LOCATED AT APPROXIMATELY 527 WEST, 491 WEST, 445 WEST 11400 SOUTH WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE BIG WILLOW CREEK PHASE 6 ZONING MAP AMENDMENT. THIS REQUEST ALSO APPROVES THE FIRST AMENDMENT TO THE BIG WILLOW CREEK SUBDIVISON DEVELOPMENT AGREEMENT.

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 inclusion of the subject property into the existing Big Willow Creek Subdivision Development Agreement will provide for a cohesive development; 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 527 West, 491 West, 445 West 11400 South within Draper City, Salt Lake County, State of Utah, previously zoned RA1 and RA2 as shown on the Draper City Zoning Map, as depicted in Exhibit "A" hereto, are hereby changed and rezoned to R4 and RM2:

RM2 ZONE DESCRIPTION

A portion of the SW1/4 of Section 24, Township 3 South, Range 1 West, Salt Lake Base & Meridian, Draper, Utah, more particularly described as follows:

Beginning at a point located S89°59'36"W along the 1/4 Section line 617.17 feet from the Center 1/4 Corner of Section 24, T3S, R1W, SLB&M; thence S05°20'27"W 956.23 feet; thence N89°58'36"W 464.47 feet; thence N00°01'24"E 511.21 feet; thence along the arc of a curve to the left with a radius of 265.00 feet a distance of 173.33 feet through a central angle of 37°28'35" Chord: N18°42'53"W 170.26 feet; thence N37°27'11"W 27.62 feet; thence along the arc of a curve to the right with a radius of 235.00 feet a distance of 153.71 feet through a central angle of 37°28'34" Chord: N18°42'54"W 150.98 feet; thence N00°01'23"E 43.97 feet; thence along the arc of a curve to the right with a radius of 30.00 feet a distance of 18.63 feet through a central angle of 35°34'23" Chord: N17°48'35"E 18.33 feet; thence N89°59'36"E 147.56 feet; thence N00°00'24"W 20.00 feet; thence N89°59'36"E 142.26 feet; thence N04°49'42"E 33.12

feet; thence N89°59'36"E 374.90 feet to the point of beginning.

Contains: 11.57 acres+/-

R4 ZONE DESCRIPTION

A portion of the SW1/4 of Section 24, Township 3 South, Range 1 West, Salt Lake Base & Meridian, Draper, Utah, more particularly described as follows:

Beginning at a point located S89°59'36"W along the 1/4 Section line 1,325.25 feet and S00°01'23"W along the 1/16 (40 acre) Section line 52.99 feet from the Center 1/4 Corner of Section 24, T3S, R1W, SLB&M; thence N89°59'36"E 40.60 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 30.00 feet (radius bears: S54°24'14"E) a distance of 18.63 feet through a central angle of 35°34'23" Chord: S17°48'35"W 18.33 feet; thence S00°01'23"W 43.97 feet; thence along the arc of a curve to the left with a radius of 235.00 feet a distance of 153.71 feet through a central angle of 37°28'34" Chord: S18°42'54"E 150.98 feet; thence S37°27'11"E 27.62 feet; thence along the arc of a curve to the right with a radius of 265.00 feet a distance of 173.33 feet through a central angle of 37°28'35" Chord: S18°42'53"E 170.26 feet; thence S00°01'24"W 511.21 feet; thence S89°58'36"E 464.47 feet; thence S05°20'27"W 199.52 feet; thence S89°53'45"W 600.97 feet; thence N00°01'24"E 656.38 feet; thence N89°58'37"W 207.07 feet; thence N24°08'55"E 394.67 feet; thence N70°09'30"E 48.64 feet; thence N00°01'46"E 65.64 feet to the point of beginning.

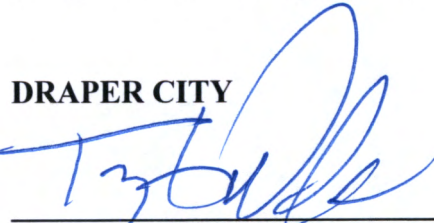
Contains: 6.44 acres+/-

Section 2. Development Agreement. The City of Draper approves the Development Agreement provided in Exhibit B, otherwise known as the Big Willow Creek Subdivision Development Agreement First Amendment.

Section 3. 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 4. Effective Date. This Ordinance shall become effective upon the execution of the Big Willow Creek Subdivision Development Agreement First Amendment approved under ordinance 1386.

PASSED AND ADOPTED BY THE CITY COUNCIL OF DRAPER CITY, STATE OF UTAH, ON THE 16TH DAY OF APRIL, 2019.

DRAPER CITY


Mayor Troy K. Walker

ATTEST:



Laura Oscarson, City Recorder



VOTE TAKEN:

	YES	NO
Councilmember Green	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilmember Lowery	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilmember Summerhays	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilmember Vawdrey	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Councilmember Weeks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mayor Walker	<input type="checkbox"/>	<input type="checkbox"/>

EXHIBIT A

BIG WILLOW CREEK PH 6 ZONING MAP AMENDMENT

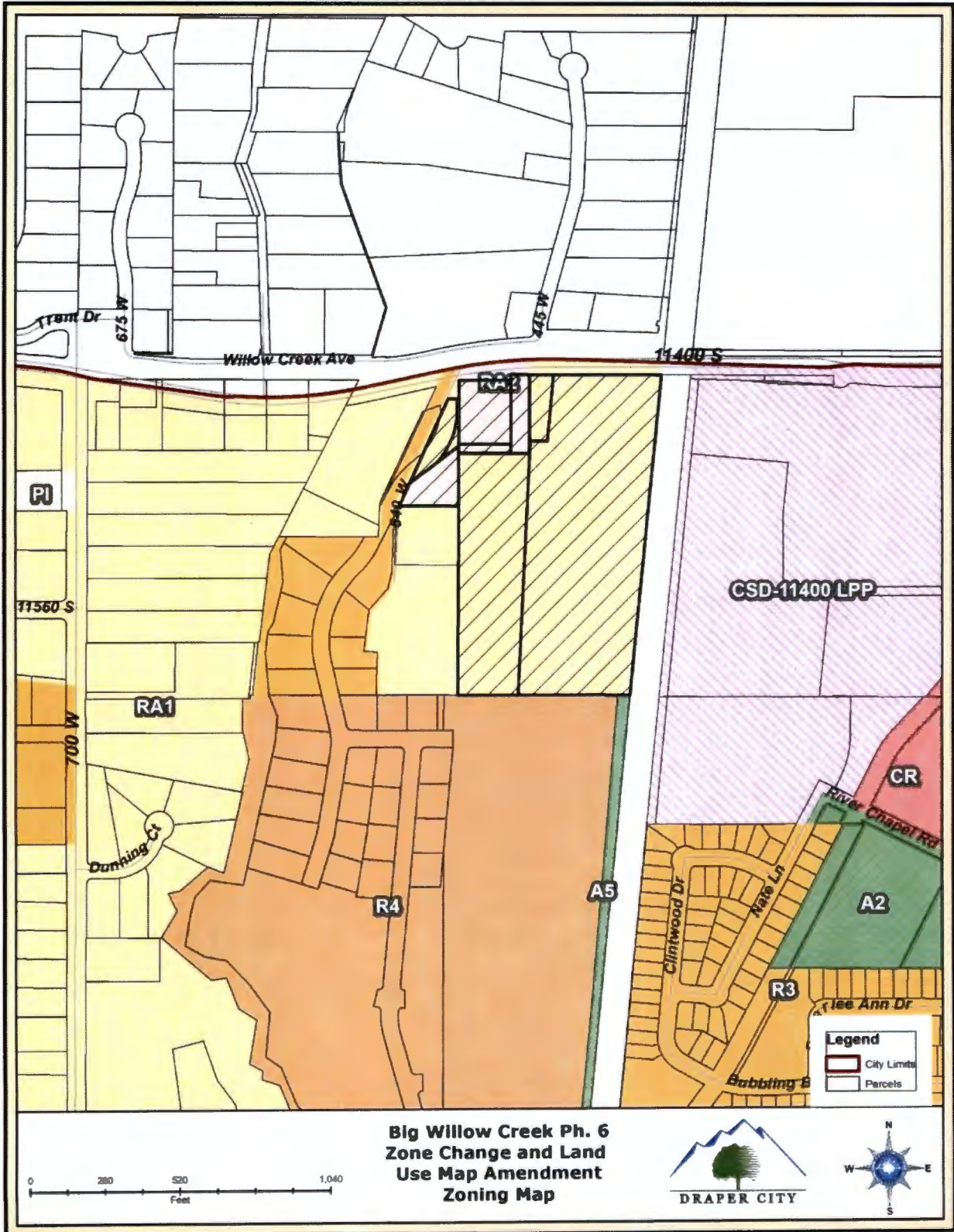


EXHIBIT B

**BIG WILLOW CREEK SUBDIVISION DEVELOPMENT AGREEMENT
FIRST AMENDMENT**