

**ORDINANCE NO. 1420**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF DRAPER CITY FOR APPROXIMATELY 3.68 ACRES OF PROPERTY FROM RA1 (RESIDENTIAL AGRICULTURAL, 40,000 SQUARE FOOT LOT MINIMUM) TO RA2 (RESIDENTIAL AGRICULTURAL, 20,000 SQUARE FOOT LOT MINIMUM), LOCATED AT APPROXIMATELY 1110 EAST 13200 SOUTH AND 13260 SOUTH 1162 EAST WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE SILVERHAWK SUBDIVISION ZONE CHANGE.**

**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 1110 East 13200 South and 13260 South 1162 East 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:

Parcel: 28-32-451-051

BEGINNING at a point which is North 00°07'18" East along the Section line 1174.894 feet and North 89°52'42" West 1747.422 feet from the Southeast corner of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence South 83°30'20" East 306.82 feet, more or less, to the Westerly line of a 50 foot right of way known as Murray Street; thence South 15°10'19" West 150.34 feet along the Westerly line of said right of way to the Northeast corner of the property deeded to Diane L. Manning in that certain Warranty Deed dated April 20, 1990 and recorded April 23, 1990 as Entry No. 4907690 in Book 6214 at Page 2729 of Official Records; thence North 84°53'10" West 267.26 feet, more or less along the Northerly boundary of said Manning property to a point which is South 00°04'00" West 155.97 feet from the point of beginning; thence South 00°04'00" West 177.49 feet, more or less to the Northerly line of Lot 20, Sunwood Ranch, according to the official plat thereof; thence North 84°23'11" West 254.39 feet, more or less along the Northerly boundary of said Sunwood Ranch to the Northwest corner of Lot 22, said Sunwood Ranch; thence North 02°00'00" East 369.24 feet, more or less along the Easterly lines of Lots 24, 25 and 26, said Sunwood Ranch to a point which is North 75°53'52" West from the point of beginning; thence South 75°53'52" East 248.07 feet to the point of BEGINNING.

TOGETHER WITH a private right of way known as Murray Street.

Parcel: 28-32-451-053

BEGINNING AT A POINT NORTH 00°07'18" EAST ALONG THE SECTION LINE 1460.868 FEET AND NORTH 89°52'42" WEST 1862.698 FEET FROM THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°04'00" WEST 257.34 FEET; THENCE NORTH 75°53'52" WEST 129.53 FEET; THENCE NORTH 02°00'00" EAST 225.91 FEET; THENCE EAST 118.04 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM A TRACT OF LAND AS CONVEYED TO DRAPER CITY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING NORTH 00°07'18" EAST ALONG THE SECTION LINE 1460.868 FEET AND NORTH 89°52'42" WEST 1862.698 FEET AND SOUTH 00°04' WEST 257.34 FEET AND NORTH 75°53'52" WEST 129.53 FEET AND NORTH 02° EAST 225.91 FEET FROM THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°46'08" EAST 118.05 FEET; THENCE SOUTH 00°17'52" WEST 2.50 FEET; THENCE NORTH 89°11'02" WEST 118.10 FEET; THENCE NORTH 02°13'52" EAST 1.30 FEET TO THE POINT OF BEGINNING.

Contains 160,300 Square Feet or 3.68 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 14<sup>TH</sup> DAY OF JANUARY, 2020.**

DRAPER CITY

\_\_\_\_\_  
Mayor Troy K. Walker

ATTEST:

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Laura Oscarson, City Recorder



VOTE TAKEN:

YES

NO

Councilmember Green

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Councilmember Lowery

\_\_\_\_\_

Councilmember Roberts

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Councilmember Vawdrey

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Councilmember Lowry

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Mayor Walker

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EXHIBIT A

SILVERHAWK SUBDIVISION ZONING MAP AMENDMENT

