

ORDINANCE NO. 1524

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF DRAPER CITY FOR APPROXIMATELY 0.648 ACRES OF PROPERTY FROM A5 (AGRICULTURAL, 5 ACRE MINIMUM LOT SIZE) TO RA2 (RESIDENTIAL AGRICULTURAL, 20,000 SQUARE FOOT MINIMUM LOT SIZE), LOCATED AT APPROXIMATELY 1641 E. COSTANZA WAY WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE MCCLURE REZONE 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.

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 1641 E. Costanza Way within Draper City, Salt Lake County, State of Utah, previously zoned A5 as shown on the Draper City Zoning Map, as depicted in Exhibit "A" hereto, are hereby changed and rezoned to RA2:

BEGINNING AT A THE INTERSECTION OF AN OLD ESTABLISHED FENCE LINE AND THE WESTERLY RIGHT-OF-WAY LINE OF THE DRAPER IRRIGATION CANAL AS CALLED FOR IN THE QUIT-CLAIM DEED AS FOUND IN THE SALT LAKE COUNTY RECORDER'S OFFICE ENTRY NO 12860519, WHICH SAID INTERSECTION LIES 33.00 FEET PERPENDICULAR TO THE DESCRIBED CENTERLINE OF SAID IRRIGATION CANAL AS FOUND IN THE SALT LAKE COUNTY RECORDER'S OFFICE IN BOOK 9024, PAGE 6249, SAID INTERSECTION LIES 1453.63 FEET SOUTH (1453.70 FEET BY RECORD) AND 2259.93 FEET EAST (2267.10 FEET BY RECORD) FROM THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE ALONG SAID WESTERLY RIGHT-

OF-WAY LINE THE FOLLOWING (2) TWO COURSES, (1) SOUTHERLY 109.17 FEET ALONG THE ARC OF A 534.13 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 11° 42' 38" (NOTE: CHORD BEARS S 04° 07' 37" E 108.98 FEET), (2) S 09° 58' 57" E (S 09° 57' 00" E BY RECORD) 35.99 FEET TO THE NORTHERLY LINE OF THE SOMERLIN MEADOWS COURT SUBDIVISION AMENDED PARCEL A, AS FOUND IN THE SALT LAKE COUNTY RECORDER'S OFFICE RECORDED # 9806700; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING (2) TWO COURSES: (1) S 82° 12' 26" W (S 82° 14' 23" BY RECORD) 0.47 FEET; THENCE N 77° 29' 45" W (N 77° 27' 48" W BY RECORD) 113.13 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAIL ROAD, SAID RIGHT-OF-WAY BEING 100 FEET WIDE AND TO A POINT OF CURVATURE; NORTHERLY 207.50 FEET ALONG THE ARC OF A 2915.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 04° 04' 42" (NOTE: CHORD BEARS N 30° 02' 04" W 207.45 FEET), THENCE N 89° 58' 03" E 205.87 FEET (EAST BY RECORD) TO WESTERLY RIGHT-OF-WAY LINE OF SAID DRAPER IRRIGATION CANAL WHICH SAID POINT LIES 33.00 FEET PERPENDICULAR TO THE DESCRIBED CENTERLINE OF SAID IRRIGATION CANAL TO A POINT OF CURVATURE; SOUTHERLY 6026 FEET ALONG THE ARC OF A 534.13 FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 6° 27' 51" (NOTE: CHORD BEARS S 04° 57' 37" W 60.23 FEET) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCELS OF LAND CONTAIN 28,224 SQUARE FEET OR 0.648 OF AN ACRE.

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 1ST DAY OF FEBRUARY, 2022.

DRAPER CITY


Mayor Troy K. Walker



ATTEST:



Laura Oscarson, CMC, City Recorder

VOTE TAKEN:

YES

NO

Councilmember Green

✓

Councilmember T. Lowery

✓

Councilmember F. Lowry

✓

Councilmember Roberts

✓

Councilmember Vawdrey

✓

Mayor Walker

EXHIBIT A

MCCLURE REZONE ZONING MAP AMENDMENT

