

**ORDINANCE NO. 1380**

**AN ORDINANCE OF DRAPER CITY AMENDING THE TEXT OF THE LAND USE AND DEVELOPMENT CODE OF THE DRAPER CITY MUNICIPAL CODE RELATING TO VERANDA WEST TSD.**

**WHEREAS**, Utah State law grants to Draper City the authority to regulate uses of property by zoning districts; and

**WHEREAS**, it is necessary from time to time to revise certain terms of the Draper City Municipal Code to address provisions that become diminished in appropriateness, applicability, or clarity; and

**WHEREAS**, the Land Use and Development Code of the Draper City Municipal Code has been established to provide regulations concerning general developments within the City Boundaries; and

**WHEREAS**, the City Council of Draper City adopted Land Use and Development Code to guide development within the City Boundaries; and

**WHEREAS**, the City Council of Draper City finds good cause to revise the terms and provisions of Land Use and Development Code regarding the land use intensities for the Veranda West Transit Station District area; and

**WHEREAS**, notice has been issued according to the requirements of the Utah Code Annotated and Draper City Municipal Code for public hearings before the Planning Commission and City Council to receive public input regarding the revision of the Land Use and Development Code; and

**WHEREAS**, the Planning Commission and City Council have each held a public hearing to receive public input regarding the revision of the Land Use and Development Code.

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

**Section 1. Findings.** The City Council of Draper City has made the following findings that the proposed text amendment regarding the Land Use and Development Code in regards land use intensities for the Veranda West TSD: 1) The proposed development plans meet the intent, goals, and objectives of the Draper City General Plan. 2) The proposed development plans meet the requirements and provisions of the DCMC. 3) The proposed development conforms to the general aesthetic and physical development of the area. 4) The proposed amendment is appropriate given the context of the request and there is sufficient justification for a modification to the zoning ordinance. 5) The proposed amendment will not create a conflict with any other section or part of the zoning code or the general plan. 6) The public services in the area are adequate to support the subject development. 7) The MAP meets the requirements within the code. 8) The site has adequate circulation to serve the area. 9) The land use analysis shows 27.4% to 47.8% of the MAP area containing commercial, retail, hotel, or office uses. 10) The development uses high quality building materials and contains an extensive pedestrian network.

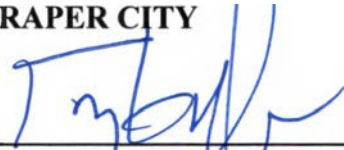
**Section 2. Revision.** Land Use and Development Code of the Draper City Municipal Code are hereby revised to read as set forth in Exhibit A.

**Section 3. Severability.** If any section, 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 sections, parts and provisions of this Ordinance shall be severable.


**Section 4. 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 5<sup>TH</sup> DAY OF MARCH, 2019.**

**DRAPER CITY**

  
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**Mayor Troy K. Walker**

**ATTEST:**

  
\_\_\_\_\_  
**Laura Oscarson, City Recorder**

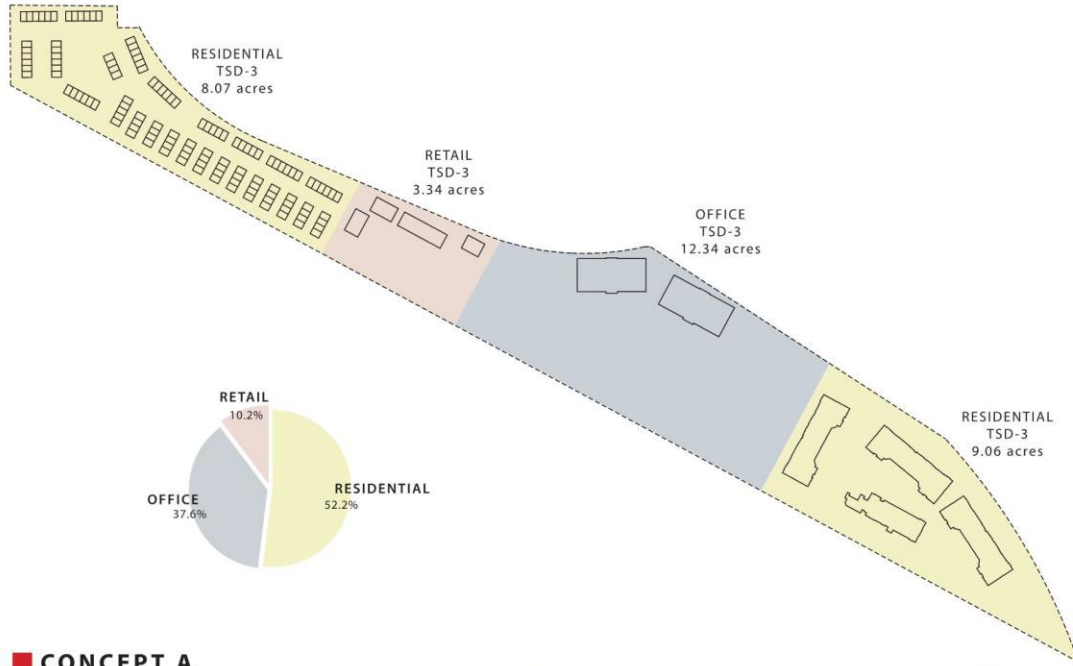
**VOTE TAKEN:**

	YES	NO
Councilmember Green	/	_____
Councilmember Lowery	/	_____
Councilmember Summerhays	(	_____
Councilmember Vawdrey	(	_____
Councilmember <b>Weeks</b>	_____	_____ ✓
Mayor Walker	_____	_____

# EXHIBIT A

## 9-14-110: STREET AND ALLEY CROSS SECTIONS:

### EXHIBIT 9-14-1



**CONCEPT A**  
LAND USE  
Scale: nts

