

ORDINANCE NO. 1067

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF DRAPER CITY FOR 9.68 ACRES OF PROPERTY FROM CC TO RM1, LOCATED AT APPROXIMATELY 12223 S. GALENA PARK BLVD. WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE GALENA PARK PLACE 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 properties located at approximately 12223 S. Galena Park Blvd. within Draper City, Salt Lake County, State of Utah, previously zoned CC as shown on the Draper City Zoning Map, are hereby changed and rezoned to RM1:

A parcel of land located in the Southwest Quarter of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at the Southern-most Corner of Galena Park Office Condominiums as recorded in Book 2010P at Page 101 in the Salt Lake County Recorder's Office, said point being also on the Northeasterly Right-of-Way Line of Galena Park Drive, said point being also S00°05'11"E 262.96 feet, along the Section Line, and East 792.00 feet from the West Quarter Corner of said Section 25; and running thence, along the Boundary Line of said Galena Park Office Condominiums, the following two (2) courses: (1) N00°05'11"W 97.27 feet, (2) N89°45'13"E 114.67 feet; thence N00°05'11"W 119.09 feet to the South Boundary Line of Sunset at Draper Ridge Subdivision Phase 2, as recorded in Book 2006P at Page 65 in the Salt Lake County recorder's Office; thence, along said Southerly Boundary Line and the Southerly Boundary Line of Sunset at Draper Ridge Subdivision Phase 2 Amended, as recorded in Book 2006P at Page 392 in the Salt Lake County Recorder's Office, N89°45'13"E 578.02 feet to the Westerly Right-of-Way Line of the Utah Transit Authority Railroad, said point being also the Northwest Corner of that certain Quit Claim Deed recorded as Entry No. 11523643 in Book 10081 at Page 7633 in the Salt Lake County Recorder's Office; thence along the Westerly Boundary Line of said Quit Claim Deed and said Westerly Right-of-Way Line of the Utah Transit Authority Railroad, the following two (2) courses: (1) S05°19'10"W 12.80 (Deed=12.88') feet, (2) S00°15'20"E 106.20 feet to the Northwest Corner of that certain Quit Claim Deed recorded as Entry No. 11523641 in Book 10081 at Page 7627 in the Salt Lake County Recorder's Office; thence, along the Westerly Boundary Line of said Quit Claim Deed and said Westerly Right-of-Way Line of the Utah Transit

Utah Transit Authority Railroad, the following three (3) courses: (1) S00°15'20"E 111.70 feet, (2) S89°44'40"W 9.00 feet, (3) S00°15'20"E 96.16 feet to the Northwest Corner of that certain Quit Claim Deed recorded as Entry No. 11523642 in Book 10081 at Page 7630 in the Salt Lake County Recorder's Office; thence, along the Westerly Boundary Line of said Quit Claim Deed and said Westerly Right-of-Way Line of the Utah Transit Authority Railroad, S00°15'20"E 40.00 feet to the Northwest Corner of the second parcel of that certain Quit Claim Deed recorded as Entry No. 11523641 in Book 10081 at Page 7627 in the Salt Lake County Recorder's Office; thence, along the Westerly Boundary Line of said Quit Claim Deed and said Westerly Right-of-Way Line of the Utah Transit Authority Railroad, S00°15'20"E 257.75 feet to the Southeast Corner of said Quit Claim Deed; thence S00°15'20"E 127.95 feet the Northwest Corner of that certain Quit Claim Deed recorded as Entry No. 8777247 in Book 8864 at Page 1437 in the Salt Lake County Recorder's Office; thence, along the Westerly Boundary Line of said Quit Claim Deed and said Westerly Right-of-Way Line of the Utah Transit Authority Railroad, the following three (3) courses: (1) S00°15'20"E 131.74 feet (Deed=South 132.69'), (2) S30°00'00"W 23.29 (Deed=21.89') feet, (3) South 60.72 (Deed=59.32') feet to the Northerly Right-of-Way Line of 12300 South Street as recorded as Map S2005-08-0491 in the Salt Lake County Surveyor's Office; thence, along said Northerly Right-of-Way Line, N89°58'48"W (Map=N89°44'02"W) 138.58 feet to the Southeast Corner of the Utah Power and Light Property; thence, along the East Boundary Line of said Utah Power and Light Property, the following three (3) courses: (1) N01°52'00"W 121.98 feet, (2) N89°59'09"W 18.00 feet, (3) N01°52'00"W 218.13 feet to the easterly projection of the Southerly Boundary Line of the Bunderson Investments Property as recorded as Map S2006-08-0706 in the Salt Lake County Surveyor's Office; thence along said projection and Southerly Boundary Line of said Map, the following three (3) courses: (1) S89°47'30"W 100.17 feet, (2) S01°41'00"E 45.12 feet, (3) S89°59'52"W 160.42 feet to the Easterly Right-of-Way Line of Galena Park Drive; thence, along said Easterly Right-of-Way Line, the following two (2) courses: (1) Northwesterly 350.23 feet along the arc of a 736.00 foot radius curve to the left, chord bears N24°14'54"W 346.94 feet; (2) N37°52'54"W 171.02 feet to the Point of Beginning.

Contains: 421,541 SF or 9.68 AC.

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 20 days after 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 THIS 15th DAY OF October, 2013.

ATTEST:

DRAPER CITY:

By: [Signature] City Recorder By: [Signature] Mayor



Affidavit of Posting

SALT LAKE/UTAH COUNTY, STATE OF UTAH

I, the City Recorder of Draper City, by my signature below, certify that copies of **Ordinance No. 1067** for the **City of Draper**, which **Passed and Adopted by the City Council of Draper City, State of Utah on the 15th day of October, 2013** were posted at the following places: Draper City Bulletin Board, Salt Lake County Library, Draper Crescent Senior Citizens Center, within the municipality.

Posted: October 16, 2013, through November 4, 2013

City Seal



A handwritten signature in blue ink, appearing to read "Rachelle Conner", written over a horizontal line.

Rachelle Conner, MMC
City Recorder
Draper City, State of Utah