

ORDINANCE NO. 1293

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF DRAPER CITY AND APPROVING A DEVELOPMENT AGREEMENT FOR APPROXIMATELY 83.03 ACRES OF PROPERTY FROM CR (REGIONAL COMMERCIAL) TO MPE-MPC (MOUNTAIN PARK ESTATES MASTER PLANNED COMMUNITY), LOCATED AT APPROXIMATELY 2100 EAST LAKE BLUFF DRIVE WITHIN DRAPER CITY, OTHERWISE KNOWN AS THE MOUNTAIN PARK ESTATES MASTER PLANNED COMMUNITY 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 residential options; 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.

WHEREAS, the City Council has adopted ordinance 1292, creating the Mountain Park Estates Master Planned Community zoning district.

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 2100 East Lake Bluff Drive within Draper City, Utah County, State of Utah, previously zoned CR as shown on the Draper City Zoning Map, as depicted in Exhibit "A" hereto, are hereby changed and rezoned to MPE-MPC:

A part of the Southwest Quarter of Section 10 and the Northwest Quarter of Section 15, Township 4 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Utah County, Utah:

Beginning at an angle point in the Westerly Boundary Line of Eagle Crest No. 1 at Suncrest Subdivision being also the Southeast Corner of Lot 20 of said Subdivision located South 89°49'39" West 1978.35 feet along the Section Line; and 5.80 feet North 0°00'07" East along said Westerly Subdivision Boundary Line from the North Quarter Corner of said Section 15; said point of beginning was described of Record as being West 1979 feet from the Northeast Corner of the Northwest Quarter of said Section 15; and running thence South 0°00'07" West (South Record) 2630.30 feet along said Westerly Boundary Line of Eagle Crest No. 1 Subdivision to an angle point in said Subdivision Boundary Line; thence South 89°59'56" West (West Record) 1374.60 feet along said Subdivision Boundary Line and along the Boundary Line of Eagle Crest No. 6 at Suncrest Subdivision to an angle point in said Subdivision Boundary; thence North

0°00'07" East (North Record) 2630.30 feet along the Easterly Boundary Line of said Subdivision and the Easterly Boundary Line of Oak Vista No. 8 at Suncrest Subdivision and said line extended to a point 9.92 feet Northerly from the Section Line; thence North 89°59'56" East (East Record) 1374.60 feet to and along the Boundary Line of Eagle Crest No. 1 at Suncrest Subdivision to the point of beginning. Contains 3,615,614 sq. ft. or 83.003 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 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 THE ____ DAY OF _____, 2018.

DRAPER CITY

Mayor Troy K. Walker

ATTEST:

Rachelle Conner, City Recorder

VOTE TAKEN:

YES

NO

Councilmember Green

Councilmember Lowery

Councilmember Summerhays

Councilmember Vawdrey

Councilmember Weeks

Mayor Walker

EXHIBIT A

**MOUNTAIN PARK ESTATES MASTER PLANNED COMMUNITY
ZONING MAP AMENDMENT AND DEVELOPMENT AGREEMENT**

DENIED