



ORDINANCE NO: 24-2020



ENT 95407:2020 PG 1 of 3  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 Jul 07 11:12 am FEE 0.00 BY MA  
RECORDED FOR LEHI CITY CORPORATION

**ORDINANCE AMENDING THE LAND USE ELEMENT OF THE LEHI CITY  
GENERAL PLAN AND THE GENERAL PLAN LAND USE MAP FOR  
LEHI BLOCK LOCATED 2300 NORTH 1200 WEST**

WHEREAS, on April 14, 2020, following all necessary public hearings, the Lehi City Council adopted an amendment to the Lehi City General Plan which included the 2017 Land Use Element together with the Lehi City General Plan Land Use Map; and

WHEREAS, the Lehi City Planning Commission held a public hearing on March 26, 2020, to review and make a recommendation on the General Plan Amendment located at 2300 North 1200 West changing the land use designation from Industrial to Commercial, as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on April 14, 2020, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map from Industrial to Commercial;

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF LEHI CITY, UTAH AS FOLLOWS:

PART I:

The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended changing the Lehi Block site from Industrial to Commercial. The total amendment will include 30-acres of property located at 2300 N 1200 W, more specifically shown on Exhibit "A" attached hereto.

PART II:

If a provision of this Ordinance 24 -2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

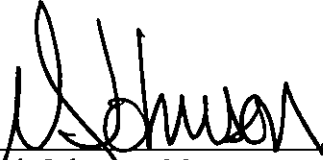
A. This ordinance and its various section, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

B. The City Council hereby directs that the official copy of the Lehi City General Plan be updated to reflect the provisions enacted by this Ordinance.

D. This Ordinance shall take effect immediately after being posted or published a s  
Lehi City

required by law.

Approved and Adopted by the City Council of Lehi City this 14<sup>h</sup> day of April 2020.

  
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Mark Johnson, Mayor

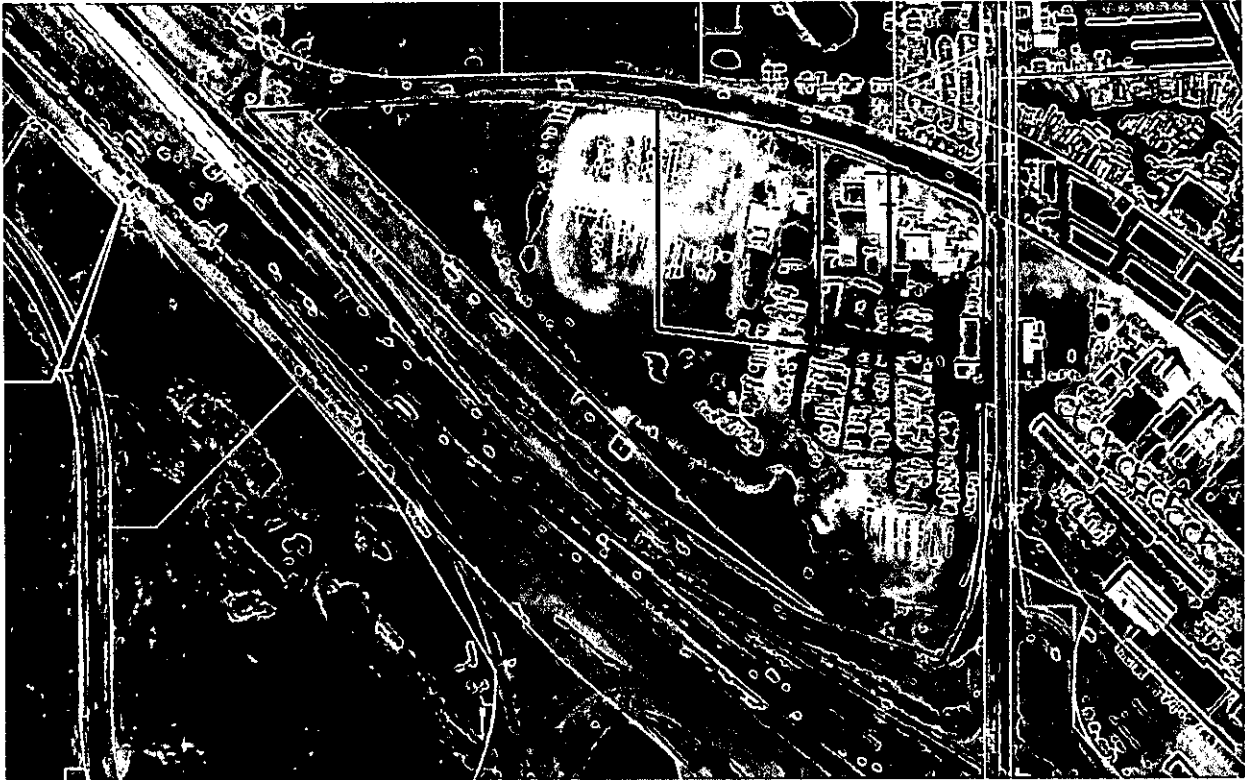
ATTEST

  
\_\_\_\_\_  
Teisha Wilson, City Recorder



## Exhibit A

## Lehi Block Site, and Legal Description



A parcel of land situate in the Northeast Quarter of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way of 1200 West Street, said point being South  $00^{\circ}14'45''$  West 911.34 feet and West 40.66 feet from the Northeast Corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and measures;

thence South  $00^{\circ}40'29''$  West 714.67 feet along said Westerly Right-of-Way;

thence South  $00^{\circ}50'09''$  West 145.46 feet along said Westerly Right-of-Way;

thence South  $07^{\circ}48'13''$  West 66.98 feet along said Westerly Right-of-Way;

thence South  $26^{\circ}51'17''$  West 196.68 feet along said Right-of-Way to a point on the Northeasterly UDOT Right-of-Way of Interstate 15;

thence North  $70^{\circ}43'09''$  West 286.86 feet along said Northeasterly Right-of-Way;

thence North  $50^{\circ}58'16''$  West 389.44 feet along said Northeasterly Right-of-Way;

thence North  $45^{\circ}05'50''$  West 1433.45 feet along said Northeasterly Right-of-Way;

thence North  $44^{\circ}39'08''$  East 45.97 feet along said Northerly Right-of-Way to the Southerly Right-of-Way Line of the UDOT Frontage Road;

thence North  $87^{\circ}34'07''$  East 396.39 feet along said Southerly Right-of-Way;

thence Southeasterly 1049.72 feet along the arc of a 2,764.93 foot radius curve to the right (center bears South  $01^{\circ}03'30''$  East and the chord bears South  $80^{\circ}10'47''$  East 1043.43 feet with a central angle of  $21^{\circ}45'09''$ ) along said Southerly Right-of-Way;

thence South  $66^{\circ}49'29''$  East 239.15 feet along said Southerly Right-of-Way;

thence South  $37^{\circ}11'08''$  East 34.36 feet along said Southerly Right-of-Way to the point of beginning.

Contains 1,307,491 Square Feet or 30.016 Acres