



**ORDINANCE NO: 39-2018**



ENT 60178:2018 PG 1 of 4  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2018 Jun 27 2:30 pm FEE 0.00 BY SM  
RECORDED FOR LEHI CITY CORPORATION

**AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT FOR PROPERTY LOCATED AT 2300 NORTH ASHTON BOULEVARD**

WHEREAS, Garff Properties-Meadow Pointe LLC, owners of 39.126 acres of property located at 2300 North Ashton Boulevard and further described by the legal description attached as Exhibit “A”, has applied for an amendment to the Zone District and Zoning District Map; and

WHEREAS, the current zone designation of the property is C (Commercial) and said applicant seeks to have said parcel designated as CR (Regional Commercial); and

WHEREAS, following a public hearing on April 12, 2018, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it to the City Council to decide on the proposed amendment; and

WHEREAS, on May 8, 2018, the City Council held a duly noticed meeting to receive public comment and ascertain the facts regarding this matter, which facts and comments are found in the hearing record and which include the staff report, minutes from the Planning Commission meeting of April 12, 2018; and

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for a Zone District Designation amendment and Zoning District amendment is consistent with the Lehi City General Plan Land Use Map adopted by the Lehi City Council on October 25, 2011 (and as subsequently amended); and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lehi City, Utah as follows:

**PART I:**

The Zone District Designation and the Zoning District Map of the property described on Exhibit “A” are hereby amended from C (Commercial) to RC (Regional Commercial).

**PART II:**

A. If a provision of this Ordinance 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.

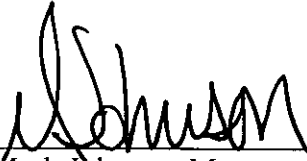
B. This ordinance and its various section, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid,

the remainder shall not be affected thereby.

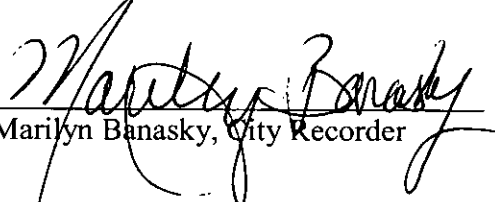
C. The City Council hereby directs that the official copy of the Lehi City Code be updated to reflect the provisions enacted by this Ordinance.

D. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 8<sup>th</sup> day of May 2018.

  
\_\_\_\_\_  
Mark Johnson, Mayor

ATTEST

  
\_\_\_\_\_  
Marilyn Banasky, City Recorder



## EXHIBIT "A"

## Jaguar Land Rover Zone Change 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:

Commencing at a point on the Westerly Line of a parcel of land defined in that certain Utah Department of Transportation Special Warranty Deed recorded as Entry No. 47975:2010, said point also being North 00°03'00" East 621.37 feet along the Section Line and perpendicularly North 89°57'00" West 1288.57 feet from the East Quarter of Said Section 6:

Thence Southwesterly 730.88 feet along the arc of a 578.01 feet radius curve to the right (center bears South 87°09'49" West and the chord bears South 33°23'18" West 683.15 feet with a central angle of 72°26'57") coincident with said Westerly Line to the Northerly Right of Way Line of 2100 North Street defined in that certain Utah Department of Transportation Quit Claim Deed record as Entry No. 54500:2010;

Thence the following three (3) courses coincident with said Northerly Line of 2100 North Street and said Quit Claim Deed recorded as Entry No. 54500:2010:

- 1) South 89°35'51" West 320.78 feet;
- 2) Thence South 88°30'37" West 100.80 feet;
- 3) Thence South 00°38'04 East 21.05 feet to a point on the Northerly Line of parcel of land defined in that certain Utah Department of Transportation Special Warranty Deed recorded as Entry 47976:2010;

Thence the following three (3) courses coincident with the Northerly Line of 2100 North Street and said Special Warranty Deed recorded as Entry No. 47976:2010:

- 1) West 60.64 feet;
- 2) Thence North 48°22'56" West 77.23 feet;
- 3) Thence South 89°51'52" West 96.87 feet;

Thence the following three (3) courses along said Northerly Right of Way Line:

- 1) Thence South 38°17'31" West 75.20 feet;
- 2) Thence North 89°33'19" West 303.29 feet
- 3) Thence South 89°12'12" West 22.74 feet to a point on the Easterly Line of Pointe Meadows Phase I Subdivision; thence North 00°05'41" West 809.79 feet coincident with the Easterly Lines of Pointe Meadows Phase I, XXIV and IX Subdivisions;

Thence the following two (2) courses coincident with the Easterly Line of Point Meadow Phase IX Subdivision:

- 1) South 87°38'33 East 20.07 feet;
  - 2) Thence North 00°05'43" West 513.69 feet;
- Thence South 89°59'34" East 249.77 feet;
- Thence North 21°58'12" East 30.23 feet;
- Thence South 89°59'34" East 33.27 feet;
- Thence North 18°00'26" East 447.50 feet;

Thence South 44°57'22" East 264.46 feet;

Thence South 44°36;09" East 186.33 feet to a point on the Westerly Line of a parcel of land described in that certain Utah Department of Transportation recorded as Entry No. 47975:2010;

Thence the following two (2) courses coincident with said Westerly Line of parcel of land described in that certain Utah Department of Transportation Special Warranty Deed recorded as Entry No. 47975:2010

1) South 40°19'32" East 555.50 feet;

2) Thence South 30°51'51" East 501.73 feet to the Point of Beginning.

Contains 1,704,333 square feet or 39.126 acres.