



ORDINANCE NO. 40-2012

ENT 106531:2012 PG 1 of 5
JEFFERY SMITH
UTAH COUNTY RECORDER
2012 Dec 04 11:14 am FEE 0.00 BY ED
RECORDED FOR LEHI CITY CORPORATION

**AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION
AMENDMENT AND ZONING DISTRICT MAP AMENDMENT FOR
PROPERTY LOCATED AT APPROXIMATELY 150 WEST BULL RIVER
ROAD**

WHEREAS, L H Perry Investments, owner of approximately 0.567 acres located at about 150 West Bull River Road 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 R-1-10 (Residential); and

WHEREAS, following a public hearing on October 11, 2012, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded a recommendation that the City Council adopt the proposed amendments; and

WHEREAS, on November 13, 2012, the Municipal 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 October 11, 2012, and the recommendation of the Planning Commission; 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 Municipal 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 Municipal 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 R-1-10 (Residential).

PART II:

A. If a provision of this Ordinance #40-2012 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.

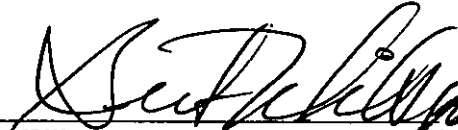
B. This ordinance and its various section, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

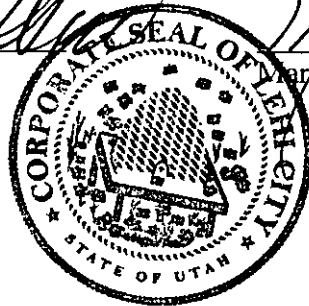
C. The Municipal Council hereby directs that the official copy of the Lehi City Code be updated to reflect the provisions enacted by this Ordinance.

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

Approved and Adopted by the Municipal Council of Lehi this 13th day of November, 2012.

ATTEST


Bert Wilson, Mayor



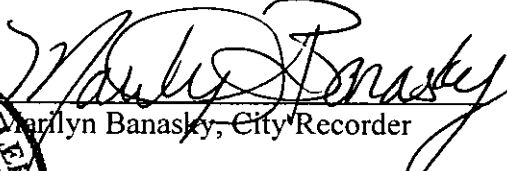

Marilyn Banaske, City Recorder

Exhibit A
Legal Description for LH Perry Investments Zone Change

Legal Description:

PARCEL 1

A portion of that Real Property described in Deed Entry 25019:2012 of the Official Records of Utah County, located in the NE1/4 of Section 32, Township 4 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the southerly side of said property located N89°57'11"W along the ¼ Section line 1,329.39 feet and N0°02'55"W 1,218.61 feet and East 158.20 feet from the East ¼ Corner of Section 32, T4S, R1E, S.L.B. & M.; thence East 261.05 feet to the east line of said property; thence along said property the following 5 (five) courses: S0°04'39"E 1.75 feet; thence West 47.44 feet; thence S82°40'30"W 109.42 feet; thence West 65.08 feet; thence N68°33'47"W 42.97 feet to the point of beginning.

Contains: 2,366+/- s.f.

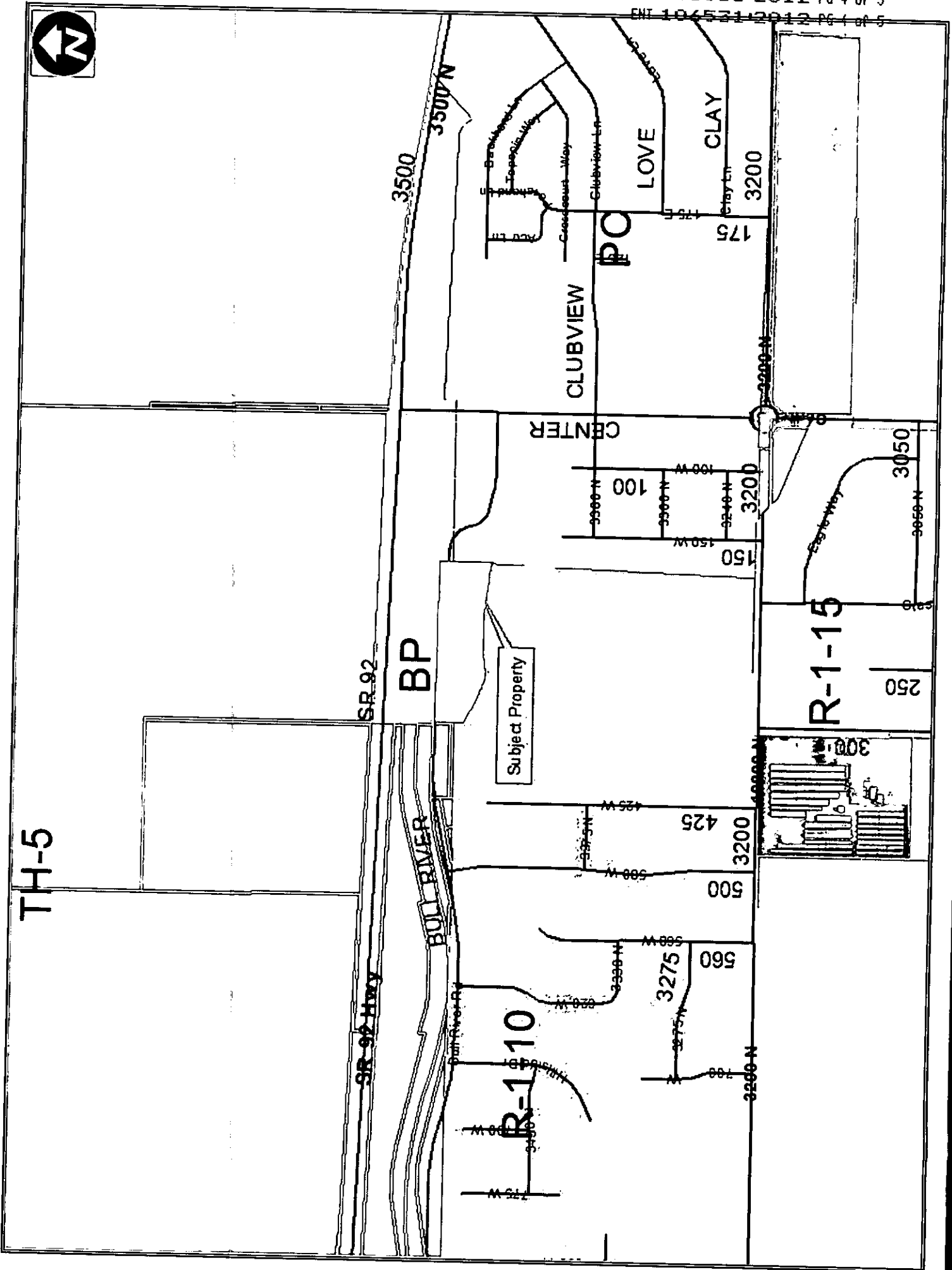
PARCEL 2

A portion of that Real Property described in Deed Entry 25028:2012 of the Official Records of Utah County, located in the NE1/4 of Section 32, Township 4 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at the Southwest Corner of said property located N89°57'11"W along the ¼ Section line 911.17 feet and North 1,217.19 feet from the East ¼ Corner of Section 32, T4S, R1E, S.L.B. & M.; thence N0°04'39"W 1.75 feet; thence East 263.77 feet to the east line of said property; thence along said property the following 3 (three) courses: S0°04'39"E 34.44 feet; thence N81°44'17"W 175.96 feet; thence N85°16'33"W 89.99 feet to the point of beginning.

Contains: 4,283+/- s.f.

Zone Map



TH-5

SR 92

BP

BULL RIVER

Subject Property

R-1-10

CENTER

CLUBVIEW

PO

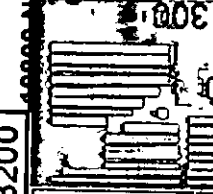
LOVE

CLAY

R-1-15

250

3050



3500

3500'N

3200

3200'N

175

175'N

100

100'N

150

150'W

425

425'W

500

500'W

560

560'W

3275

3275'N

100

100'W

3200

3200'N

3050

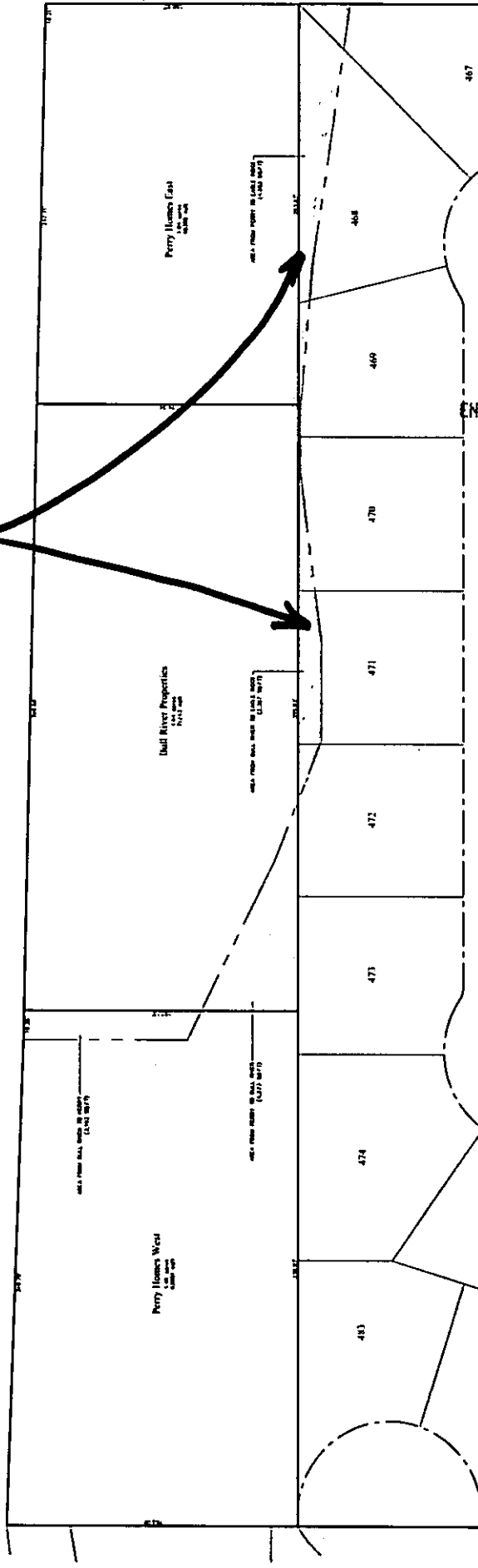
3050'N

3050

3050'N



Proposed Zone change parcels
Commercial to R-1-10



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DESIGNED BY:
FOCUS
ENGINEERING ARCHITECTURE, LLC
200 W. BELL LANE, SUITE 100
BAYLOR, UT 84305
801.225.1234

GENERAL NOTE:
The information shown on this plan is based on the best available data at the time of preparation and may change as more information is obtained. Each owner is responsible for their own property.