



ORDINANCE NO: 29-2019

ENT 7474:2020 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Jan 21 3:38 pm FEE 0.00 BY SW
RECORDED FOR LEHI CITY CORPORATION

**AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT
AND ZONING DISTRICT MAP AMENDMENT FOR 1385 WEST 700 SOUTH**

WHEREAS, Temple Olayan, authorized agent for owners of property located at 1385 West 700 South 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 applicant seeks to have said parcel designated as R-1-22 (Single Family Residential); and

WHEREAS, following a public hearing on March 28, 2019, 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 April 23, 2019, 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 March 28, 2019; 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 to R-1-22 (Single-Family Residential).

PART II:

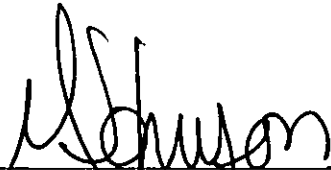
A. If a provision of this Ordinance 29-2019 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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 23rd day of April, 2019.



Mark Johnson, Mayor

ATTEST



Teisha Wilson, City Recorder

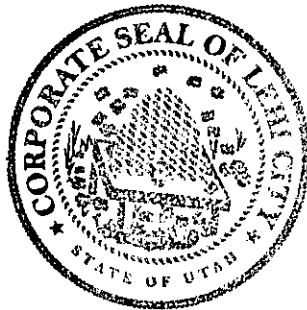


EXHIBIT "A"

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF PIONEER CROSSING, SAID POINT BEING SOUTH 305.75 FEET AND EAST 1679.62 FEET FROM THE SOUTH CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARINGS BEING SOUTH 89°36'37" WEST BETWEEN SAID NORTHEAST CORNER AND THE WITNESS CORNER TO THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN); AND RUNNING THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 00°00'50" WEST 13.21 FEET; 2) SOUTH 89°59'10" WEST 0.48 FEET; 3) NORTH 00°00'54" WEST 1060.12 FEET WHICH IS ALSO ALONG THE EASTERLY LINE OF HOLLADAY ACRES SUBDIVISION; THENCE EAST 141.71 FEET; THENCE NORTH 235.12 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 700 SOUTH STREET; THENCE EAST 22.48 FEET; THENCE SOUTH 00°15'59" EAST 535.00 FEET; THENCE NORTH 89°59'57" EAST 166.30 FEET TO A POINT ON THE WESTERLY LINE OF EDDINGTON ESTATES SUBDIVISION; THENCE SOUTH 00°22'41" EAST 766.44 FEET ALONG SAID WESTERLY LINE AND WESTERLY LINE EXTENDED; THENCE SOUTH 88°54'00" WEST 13.58 FEET; THENCE SOUTH 103.91 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH 72°27'46" WEST 213.82 FEET; 2) NORTH 74°43'38" WEST 124.18 FEET TO THE POINT OF BEGINNING.

CONTAINS 7.567 ACRES