



ORDINANCE NO: 70-2019



ENT 132959:2021 PG 1 of 4  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Jul 29 4:56 pm FEE 0.00 BY SM  
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  
BOYD BROWN PROPERTY**

WHEREAS, on November 19, 2019, 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 October 24, 2019, to review and make a recommendation on the General Plan Amendment located at approximately 4300 West and 1800 North adding Light Industrial (LI) and Commercial (C) designations to a portion of Saratoga Springs property, as shown on Exhibit "A" and forwarded their recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on November 19, 2019, pursuant to the requirements for amendment of the Land Use Element of the Lehi City General Plan and General Plan Land Use Map and desires to amend the plan from Saratoga Springs to Light Industrial (LI) and Commercial (C);

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

**PART 1:**

The Land Use Element of the Lehi City General Plan and General Plan Land Use Map is hereby amended to add land use designations on a portion of Saratoga Springs property. The total amendment will include 20.75-acres of property located at approximately 4300 West and 1800 North, more specifically shown on Exhibit "A" attached hereto.

**PART II:**

If a provision of this Ordinance -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.

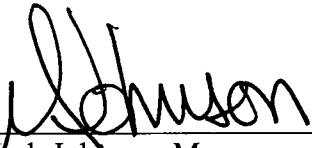
A. This ordinance and its various section, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

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 as required by law.

Approved and Adopted by the City Council of Lehi City this 19<sup>th</sup> day of November, 2019.

ATTEST

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

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

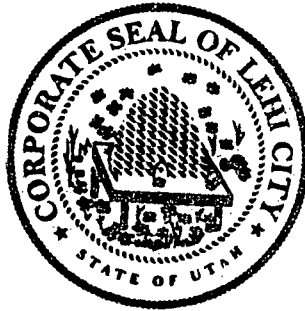


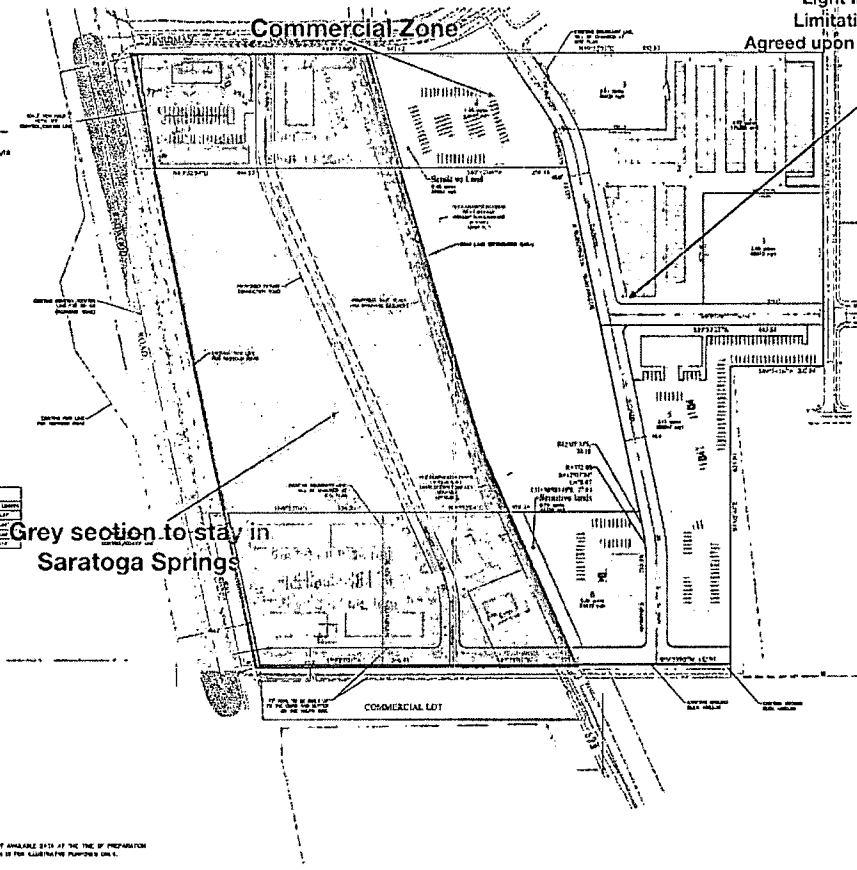
Exhibit A

**HUB AT SARATOGA SPRINGS  
CONCEPT**

PHASE 1  
16-031  
11/20/18

GENERAL PROPERTY	22.82 ACRES
PHASE 1 AREA	11.70 ACRES
50% LOT AREA	5.85 ACRES
40% LOT AREA	4.68 ACRES
30% LOT AREA	3.51 ACRES
20% LOT AREA	2.34 ACRES
10% LOT AREA	1.17 ACRES
5% LOT AREA	0.58 ACRES
2.5% LOT AREA	0.29 ACRES
1.25% LOT AREA	0.14 ACRES
0.625% LOT AREA	0.07 ACRES

PLAN	DATE	BY	REVISION
1	11/20/18	JL	INITIAL PLAN
2	11/20/18	JL	REVISIONS
3	11/20/18	JL	REVISIONS
4	11/20/18	JL	REVISIONS
5	11/20/18	JL	REVISIONS
6	11/20/18	JL	REVISIONS
7	11/20/18	JL	REVISIONS
8	11/20/18	JL	REVISIONS
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46	11/20/18	JL	REVISIONS
47	11/20/18	JL	REVISIONS
48	11/20/18	JL	REVISIONS
49	11/20/18	JL	REVISIONS
50	11/20/18	JL	REVISIONS



**Light Industrial to Lehi with  
Limitations to permitted uses  
Agreed upon in Development Agreement**

**PHASING NARRATIVE**

PHASING NARRATIVE

**SEWER NARRATIVE**

SEWER NARRATIVE

**STORM DRAIN NARRATIVE**

STORM DRAIN NARRATIVE

**WATER NARRATIVE**

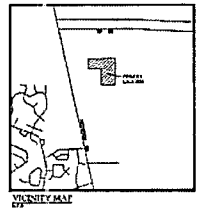
WATER NARRATIVE

**GAS, PHONE, AND CABLE NARRATIVE**

GAS, PHONE, AND CABLE NARRATIVE

**NOTE**

NOTE



DESIGNED BY:  
**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
14 KENNEDY DRIVE, SUITE 100  
SARATOGA SPRINGS, NY 12158  
www.focusinc.com

**GENERAL NOTE:**  
ALL INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE DATA AT THE TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.

**LEGAL DESCRIPTION**

PARCEL 4, THE HUB BUSINESS PARK SUB AREA 1.916 AC.

PART LOT 2, PLAT A, COUNTRY MILE SUB DESCRIBED AS FOLLOWS;; COM N 1082.68 FT & W 555.53 FT FR S 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; S 89 DEG 52' 4" W 340.08 FT; S 17 DEG 40' 46" E 180.09 FT; S 16 DEG 38' 34" E 76 FT; N 89 DEG 52' 4" E 315.69 FT; N 12 DEG 1' 30" W 250 FT TO BEG. AREA 1.837 AC.

PART LOT 3, PLAT A, COUNTRY MILE SUB DESCRIBED AS FOLLOWS;; COM N 0 DEG 0' 1" E 836.09 FT & N 89 DEG 59' 59" W 1405.65 FT & N 89 DEG 52' 4" E 586.53 FT FR S 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; N 89 DEG 52' 4" E 315.69 FT; S 12 DEG 1' 30" E 250 FT; S 89 DEG 52' 4" W 293.06 FT; N 17 DEG 55' 59" W 69.9 FT; N 16 DEG 38' 34" W 185.74 FT TO BEG. AREA 1.712 AC.

PART LOT 4, PLAT A, COUNTRY MILE SUB DESCRIBED AS FOLLOWS;; COM N 0 DEG 0' 1" E 591.58 FT & N 89 DEG 59' 59" W 1353.58 FT & N 89 DEG 52' 4" E 609.17 FT FR S 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; N 89 DEG 52' 4" E 293.06 FT; S 12 DEG 1' 30" E 250 FT; S 89 DEG 52' 4" W 252.59 FT; N 23 DEG 59' 15" W 121.79 FT; N 17 DEG 55' 59" W 139.84 FT TO BEG. AREA 1.552 AC.

PARCEL 6, THE HUB BUSINESS PARK SUB AREA 1.227 AC.

PARCEL 1, THE HUB BUSINESS PARK SUB,. AREA 0.915 AC.

PARCEL 2, THE HUB BUSINESS PARK SUB AREA 4.044 AC.

PARCEL 3, THE HUB BUSINESS PARK SUB AREA 1.354 AC.

PARCEL 5, THE HUB BUSINESS PARK SUB AREA 2.968 AC.