



ORDINANCE NO: 66-2019



ENT 132960:2021 PG 1 of 5
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
EDGE HOMES M90 – MCLACHLAN PROPERTY**

WHEREAS, on September 24, 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 September 12, 2019, to review and make a recommendation on the General Plan Amendment located at approximately 3600 West and 1500 North changing the location of the MDR and HDR designations and adding MDR and HDR 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 September 24, 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 MDR and HDR and relocate the location of MDR and HDR designations;

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 relocate the MDR and HDR designations in the area and add land use designations on a portion of Saratoga Springs property. The total amendment will include 97.70-acres of property located at approximately 3600 West and 1500 North, more specifically shown on Exhibit “A” attached hereto.

PART II:

If a provision of this Ordinance 66-2019 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.

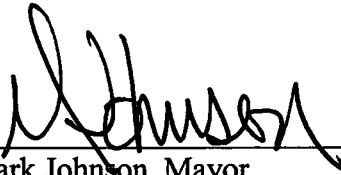
A. This ordinance and its various section, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, the remainder shall not be affected thereby.

B. The City Council hereby directs that the official copy of the Lehi City General Plan
Lehi City 1 Ordinance #66-2019

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 24th day of September, 2019.



Mark Johnson, Mayor

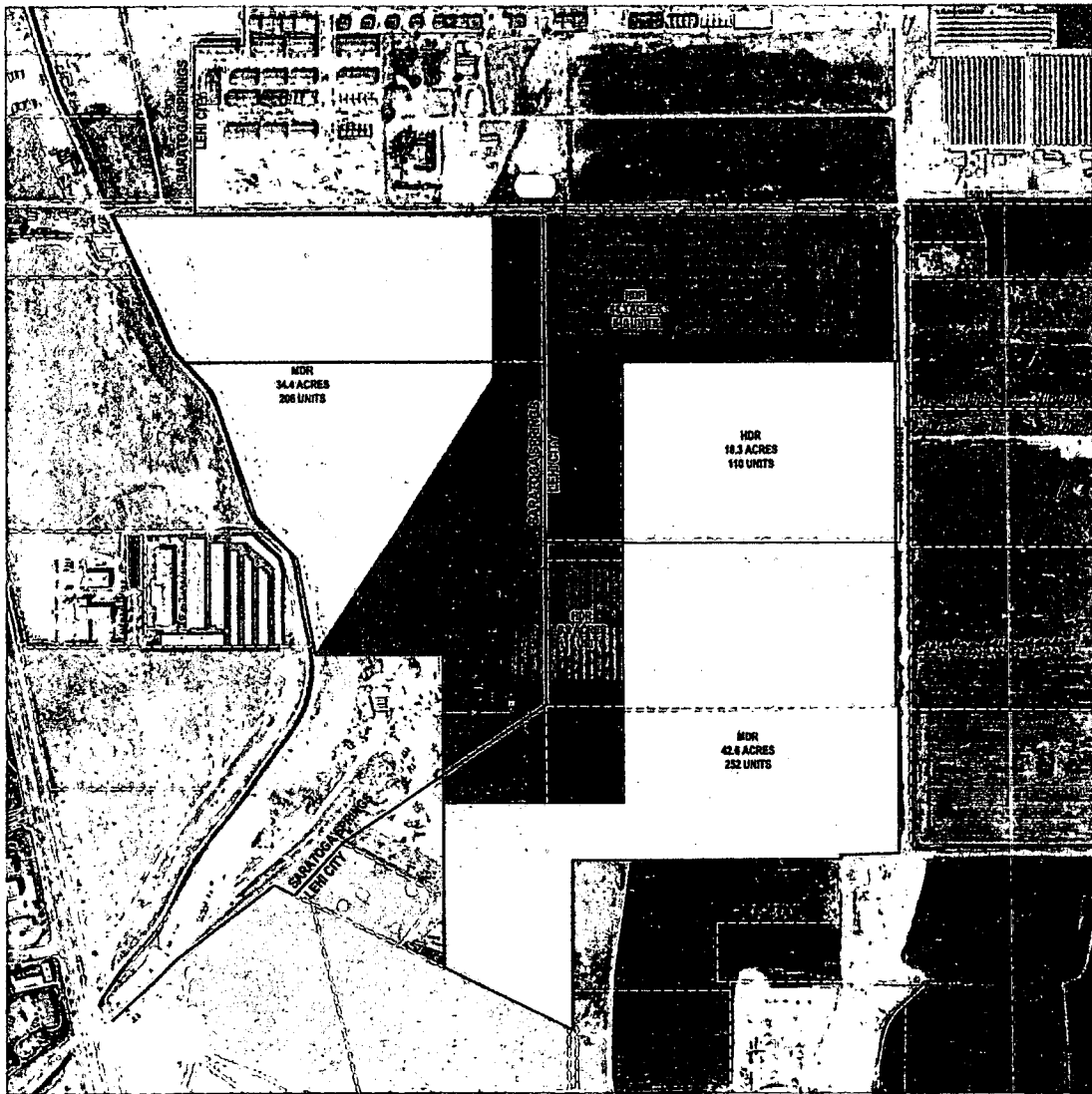
ATTEST



Teisha Wilson, City Recorder



Exhibit A



PROPOSED DENSITY

LEGAL DESCRIPTION

COM S 89 DEG 54' 48" W 27.52 FT FR NE COR. SEC. 11, T5S, R1W, SLB&M.; S 89 DEG 54' 48" W 215 FT; S 0 DEG 7' 42" E 316.31 FT; N 89 DEG 53' 54" E 214.92 FT; N 0 DEG 6' 48" W 316.25 FT TO BEG. AREA 1.560 AC.

COM N 89 DEG 53' 54" E 1384.63 FT FR N 1/4 COR. SEC. 11, T5S, R1W, SLB&M.; N 89 DEG 53' 54" E 1026.08 FT; S 0 DEG 7' 42" E 316.2 FT; N 89 DEG 53' 54" E 214.95 FT; S 0 DEG 6' 48" E 270.14 FT; S 89 DEG 56' 46" W 1208.68 FT; S 88 DEG 53' 18" W 32.52 FT; N 0 DEG 6' 22" W 585.9 FT TO BEG. AREA 15.123 AC.

COM N 89 DEG 53' 54" E 1191.07 FT FR N 1/4 COR. SEC. 11, T5S, R1W, SLB&M.; N 89 DEG 53' 54" E 193.55 FT; S 0 DEG 6' 22" E 585.9 FT; S 88 DEG 53' 18" W 27.5 FT; S 89 DEG 53' 38" W 137.2 FT; ALONG A CURVE TO R (CHORD BEARS: N 89 DEG 20' 23" W 27.79 FT, RADIUS = 1039 FT); N 0 DEG 12' 38" W 586.02 FT TO BEG. AREA 2.597 AC.

COM N 89 DEG 53' 54" E 781.47 FT FR N 1/4 COR. SEC. 11, T5S, R1W, SLB&M.; N 89 DEG 53' 54" E 409.6 FT; S 0 DEG 12' 38" E 586.02 FT; ALONG A CURVE TO R (CHORD BEARS: N 84 DEG 15' 45" W 156.21 FT, RADIUS = 1039 FT); N 79 DEG 57' 4" W 12.37 FT; N 84 DEG 4' 51" W 88.61 FT; N 79 DEG 57' 4" W 87.61 FT; ALONG A CURVE TO R (CHORD BEARS: S 19 DEG 8' 11" W 272.65 FT, RADIUS = 1144 FT); N 63 DEG 36' 44" W 100 FT; N 64 DEG 18' 54" W 63.6 FT; N 65 DEG 52' 58" W 93.46 FT; ALONG A CURVE TO L (CHORD BEARS: N 17 DEG 38' 29" E 262.52 FT, RADIUS = 887 FT); N 89 DEG 53' 54" E 173.069 FT; N 0 DEG 6' 6" W 440 FT TO BEG. AREA 7.005 AC.

COM N 89 DEG 53' 54" E 581.47 FT FR N 1/4 COR. SEC. 11, T5S, R1W, SLB&M.; N 89 DEG 53' 54" E 200 FT; S 0 DEG 6' 6" E 440 FT; S 89 DEG 53' 54" W 200 FT; N 0 DEG 6' 6" W 440 FT TO BEG. AREA 2.019 AC.

COM AT N 1/4 COR. SEC. 11, T5S, R1W, SLB&M.; N 89 DEG 53' 54" E 581.48 FT; S 0 DEG 6' 6" E 274.7 FT; S 89 DEG 58' 32" W 70.79 FT; S 87 DEG 11' 3" W 48.06 FT; S 89 DEG 53' 38" W 200 FT; S 0 DEG 1' 26" E 21.56 FT; S 89 DEG 59' 32" W 148 FT; N 0 DEG 1' 27" W 21.3 FT; S 89 DEG 53' 37" W 100 FT; S 0 DEG 1' 28" E 21.17 FT; S 89 DEG 57' 9" W 180.97 FT; S 79 DEG 19' 58" W 186.1 FT; N 23 DEG 59' 15" W 363.16 FT; N 89 DEG 55' 2" E 496.37 FT TO BEG. AREA 6.789 AC.

COM S 273.66 FT & E 581.96 FT FR N 1/4 COR. SEC. 11, T5S, R1W, SLB&M.; S 0 DEG 6' 6" E 165.46 FT; N 89 DEG 53' 53" E 26.92 FT; ALONG A CURVE TO R (CHORD BEARS: S 13 DEG 49' 20" W 144.77 FT, RADIUS = 887 FT); S 89 DEG 54' 48" W 783.26 FT; N 43 DEG 40' 5" W 50.75 FT; N 26 DEG 40' 51" W 211.53 FT; N 23 DEG 59' 14" W 24.59 FT; N 79 DEG 19' 57" E 186.09 FT; N 89 DEG 57' 9" E 180.97 FT; N 0 DEG 1' 27" W 21.17 FT; N 89 DEG 53' 38" E 100 FT; S 0 DEG 1' 27" E 21.3 FT; N 89 DEG 59' 32" E 148 FT; N 0 DEG 1' 27" W 21.56 FT; N 89 DEG 53' 38" E 200 FT; N 87 DEG 11' 4" E 48.06 FT; N 89 DEG 58' 33" E 70.79 FT TO BEG. AREA 5.852 AC.

COM S 586.44 FT & W 26.35 FT FR NE COR. SEC. 11, T5S, R1W, SLB&M.; S 0 DEG 6' 48" E 695.27 FT; S 89 DEG 57' 40" W 1416.98 FT; N 0 DEG 17' 12" W 693.75 FT; ALONG A CURVE TO L (CHORD BEARS: S 89 DEG 44' 49" E 13.22 FT, RADIUS = 1039 FT); N 89 DEG 53' 38" E 137.2 FT; N 88 DEG 53' 17" E 27.5 FT; N 88 DEG 53' 19" E 32.52 FT; N 89 DEG 56' 46" E 1208.65 FT TO BEG. AREA 22.610 AC.

COM S 0 DEG 0' 21" W 1365.65 FT & N 89 DEG 59' 39" W 24.82 FT FR NE COR. SEC. 11, T5S, R1W, SLB&M.; N 0 DEG 6' 48" W 83.94 FT; S 89 DEG 57' 40" W 1416.98 FT; S 0 DEG 17' 12" E 83.94 FT; N 89 DEG 57' 40" E 1416.73 FT TO BEG. AREA 2.729 AC.

COM S 584.1 FT & E 1202.56 FT FR N 1/4 COR. SEC. 11, T5S, R1W, SLB&M.; S 0 DEG 13' 17" E 1352.79 FT; S 56 DEG 22' 29" W 501.79 FT; N 0 DEG 13' 17" W 479.32 FT; W 491.23 FT; N 7 DEG 9' 40" W 36.47 FT; N 10 DEG 19' 44" W 229.92 FT; N 13 DEG 20' 50" W 144.89 FT; N 38 DEG 45' 41" W 53.4 FT; N 47 DEG 38' 31" W 154.7 FT; N 30 DEG 12' 55" W 41.8 FT; N 17 DEG 9' 4" W 362.7 FT; N 23 DEG 30' 23" W 112.48 FT; N 37 DEG 49' 3" W 59.46 FT; N 43 DEG 40' 5" W 98.39 FT; N 89 DEG 54' 48" E 781.46 FT; ALONG A CURVE TO R (CHORD BEARS: S 22 DEG 22' 35" W 116.85 FT, RADIUS = 912.41 FT); S 65 DEG 52' 58" E 93.46 FT; S 64 DEG 18' 54" E 63.6 FT; S 63 DEG 36' 44" E 100 FT; ALONG A CURVE TO L (CHORD BEARS: N 20 DEG 8' 22" E 232.85 FT, RADIUS = 1149.43 FT); N 89 DEG 54' 48" E 286.2 FT; ALONG A CURVE TO L (CHORD BEARS: S 87 DEG 2' 9" E 74.45 FT, RADIUS = 927.54 FT) TO BEG. AREA 31.834 AC.

COM N 921.45 FT & W 41.807 FT FR NE COR. SEC. 11, T5S, R1W, SLB&M.; N 0 DEG 0' 23" W 376.42 FT; S 89 DEG 57' 40" W 1422.88 FT; S 0 DEG 13' 17" E 376.42 FT; N 89 DEG 57' 40" E 1421.47 FT TO BEG. AREA 12.283 AC.

COM N 0 DEG 0' 21" E 718.1 FT & N 89 DEG 59' 39" W 41.63 FT FR E 1/4 COR. SEC. 11, T5S, R1W, SLB&M.; N 0 DEG 0' 2" W 203.34 FT; S 89 DEG 57' 40" W 1421.48 FT; S 0 DEG 12' 56" E 204.51 FT; N 89 DEG 54' 31" E 1420.67 FT TO BEG. AREA 6.649 AC.

COM N 128.5 FT & W 30.36 FT FR E 1/4 COR. SEC. 11, T5S, R1W, SLB&M.; S 88 DEG 30' 57" W 240.93 FT; S 6 DEG 26' 12" W 16.54 FT; S 89 DEG 45' 52" W 1186.86 FT; N 0 DEG 13' 17" W 613.95 FT; N 89 DEG 54' 31" E 1431.85 FT; S 0 DEG 0' 28" E 588.67 FT TO BEG. AREA 20.000 AC.

COM N 721.13 FT & W 1462.85 FT FR E 1/4 COR. SEC. 11, T5S, R1W, SLB&M.; S 0 DEG 13' 17" E 620.66 FT; S 89 DEG 45' 52" W 278.53 FT; S 0 DEG 9' 20" W 476.58 FT; N 65 DEG 4' 0" W 151.62 FT; N 0 DEG 13' 17" W 756.59 FT; N 56 DEG 22' 29" E 501.8 FT TO BEG. AREA 6.055 AC.

COM E 931.73 FT & S 2528.28 FT & S 0 DEG 9' 20" W 30 FT FR N 1/4 COR. SEC. 11, T5S, R1W, SLB&M.; S 0 DEG 9' 20" W 476.39 FT; S 65 DEG 4' 0" E 409.01 FT; N 0 DEG 2' 0" W 650.33 FT; S 89 DEG 45' 52" W 369.22 FT TO BEG. AREA 4.784 AC.