



ORDINANCE NO: 16-2024

ENT 32783 = 2024 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 May 17 02:11 PM FEE 0.00 BY KR
RECORDED FOR LEHI CITY

**AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION
AMENDMENT AND ZONING DISTRICT MAP AMENDMENT
LOCATED AT APPROXIMATELY 1070 WEST STATE STREET**

WHEREAS, Mark Skousen, applicant for property located at approximately 1070 West State Street 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 C-H (Heavy Commercial); and

WHEREAS, following a public hearing on February 22, 2024, 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 March 26, 2024, 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 February 22, 2024; 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 January 25, 2022 (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 Heavy Commercial.

PART II:

- A. If a provision of this Ordinance 16 -2024 conflicts with a provision of a previously

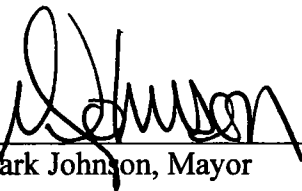
adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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 26th day of March 2024.



Mark Johnson, Mayor

ATTEST



Teisha Wilson, City Recorder



EXHIBIT "A"

JDXIII ZONE CHANGE

12:018:0080

Taxing Description: COM S 0 DEG 11' 59" E 277.8 FT & E 20.49 FT FR W 1/4 COR. SEC. 5, T5S, R1E, SLB&M.; N 35 DEG 44' 0" E 15 FT; S 69 DEG 30' 11" E 292.22 FT; S 50 DEG 55' 55" E 98.29 FT; S 60 DEG 57' 30" E 20.78 FT; N 81 DEG 30' 37" W 27.31 FT; S 45 DEG 17' 57" W 80.03 FT; N 45 DEG 0' 0" W 18.13 FT; N 54 DEG 15' 58" W 345.24 FT TO BEG. AREA 0.531 AC.

12:018:0078

Taxing Description: COM S 176 FT & S 45 DEG 0' 0" E 446.8 FT FR W 1/4 COR. SEC. 5, T5S, R1E, SLB&M.; S 45 DEG 0' 0" E 119 FT; N 43 DEG 33' 0" E 70.2 FT; N 6 DEG 2' 0" E 54.57 FT; N 60 DEG 57' 30" W 54.61 FT; N 81 DEG 30' 37" W 40.1 FT; S 45 DEG 17' 57" W 68 FT TO BEG. AREA 0.264 AC.

12:018:0079

Taxing Description: COM S 175 FT & S 45 DEG 0' 0" E 565.8 FT & N 43 DEG 33' 0" E 70.2 FT FR W 1/4 COR. SEC. 5, T5S, R1E, SLB&M.; N 43 DEG 33' 0" E 50.98 FT; N 60 DEG 57' 30" W 37.65 FT; S 6 DEG 2' 0" W 49.4 FT TO BEG. AREA 0.023 AC.

41:375:0006

Taxing Description: PART LOT 1, PLAT A, HUERTA SUB DESCRIBED AS FOLLOWS; COM S 487.09 FT & E 484.31 FT FR W 1/4 COR. SEC. 5, T5S, R1E, SLB&M.; S 61 DEG 0' 8" E 55.3 FT; S 23 DEG 38' 58" W 73.98 FT; S 45 DEG 26' 6" W 68 FT; N 44 DEG 52' 37" W 76.5 FT; N 43 DEG 33' 0" E 121.53 FT TO BEG. AREA 0.216 AC.