

ORDINANCE NO. 02-12-08.6

AN ORDINANCE ADOPTING THE IVORY RIDGE
AREA PLAN AMENDMENT

WHEREAS, the Planned Community development project designed as "Ivory Ridge" previously received approval of its Project Area Plan pursuant to the enactment of Lehi City Ordinance No. 11-15-05.89 passed by the Lehi City Council on November 15, 2005; and

WHEREAS, the developers of the Ivory Ridge project have proposed certain amendments and modifications to the Project Area Plan consisting of revisions to the Land Use Maps, the Table of Bulk and Intensity, the Table of Uses, various utilities and traffic study; and

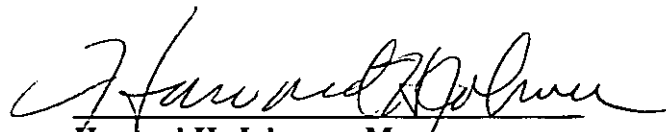
WHEREAS, Lehi City, acting pursuant to its authority and Utah Code Section 10-9-101 et. Seq., and in furtherance of its land use policies, goals, objectives, ordinances and other requirements, has made certain determinations with respect to the Developer's proposals for the Ivory Ridge Amended Project Area Plan as it relates to the master land use development plan for the Ivory Ridge Project, all as set forth in that certain area plan designated as the Ivory Ridge Project Area Plan, a copy of which has been filed with the office of the Lehi City Planning Department;

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

SECTION I: That certain area plan designated as the Ivory Ridge Project Area Plan, a copy of which has been filed, together with this ordinance, with the Lehi City Planning Department, is hereby amended to include the revisions of the Land Use Maps, the Table of Bulk and Intensity, the Table of Uses, various utilities, and traffic study as part of the Amended Area Plan for the Ivory Ridge Project Area.

SECTION II: This ordinance shall take effect immediately after passage by the City Council and subsequent publication as required by law.

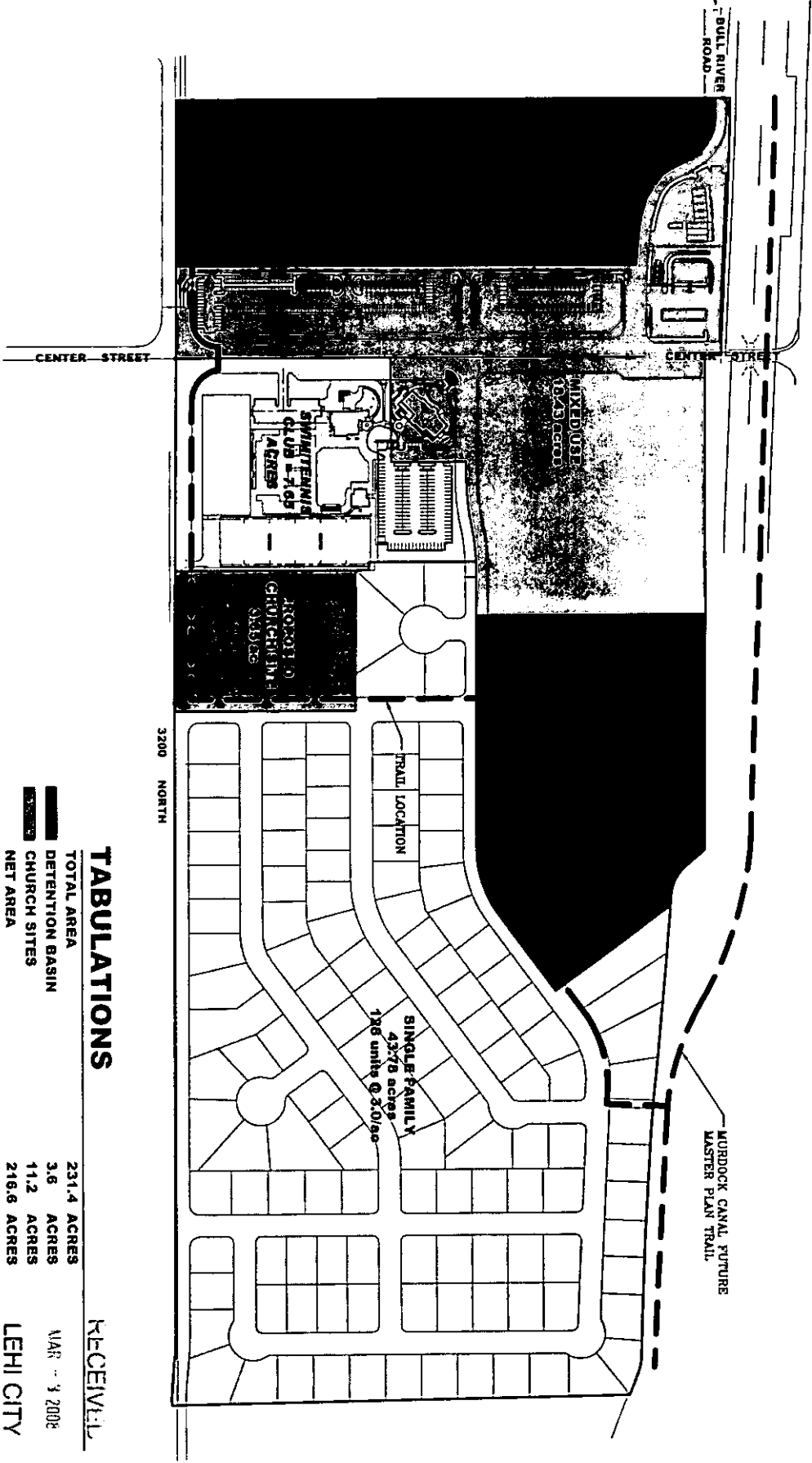
PASSED AND ADOPTED by the Lehi City Council this 12th day of February, 2008.


Howard H. Johnson, Mayor

ATTEST:


Connie J. Ashton City Recorder

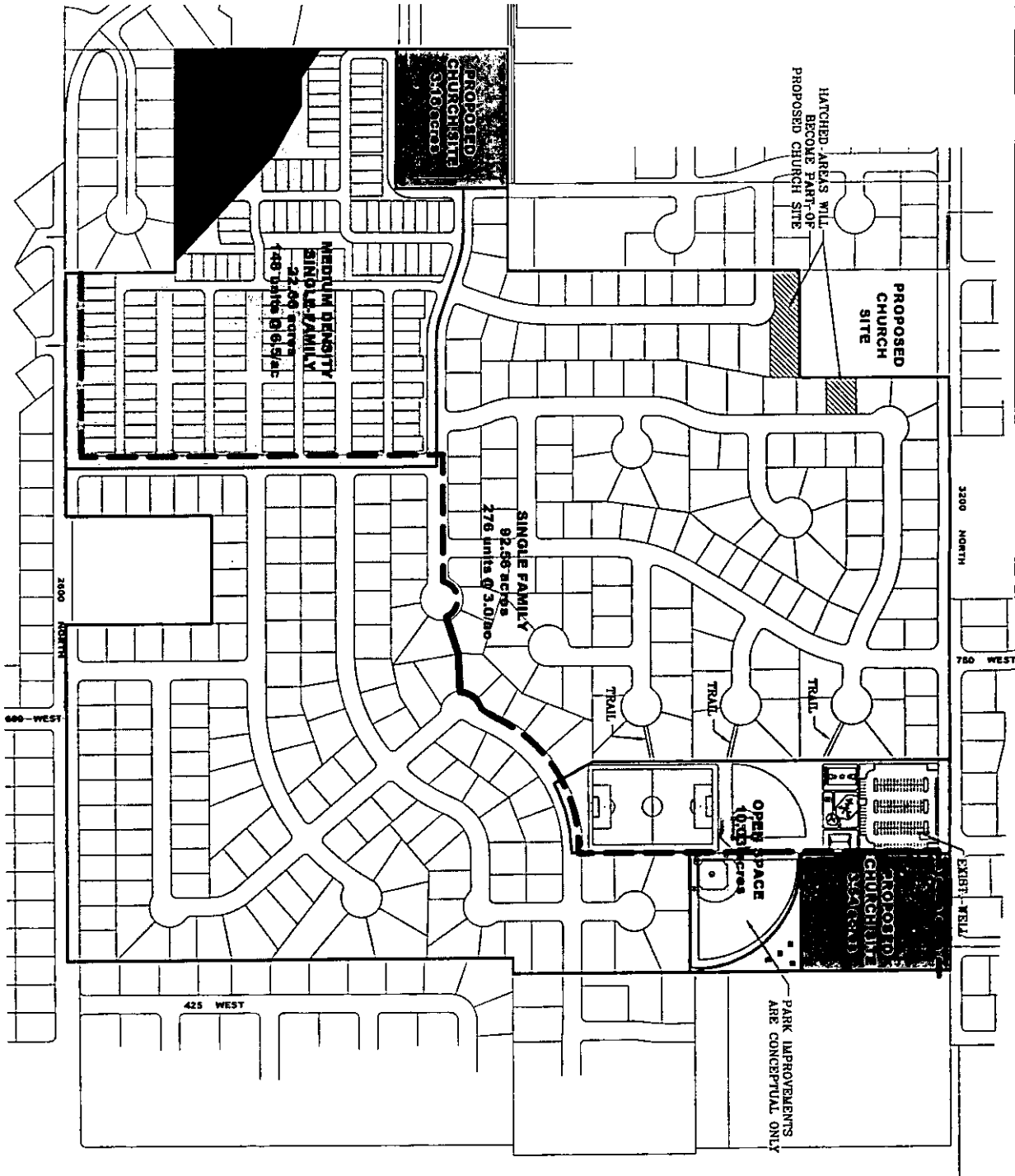




TABLATIONS

| TOTAL AREA | RECEIVED |
|-------------|----------------------|
| 231.4 ACRES | VIAR - 3 2008 |
| 3.6 ACRES | LEHI CITY |
| 11.2 ACRES | |
| 218.6 ACRES | |
| 136.3 ACRES | 404 (2.86 U/A) 62.9% |
| 22.7 ACRES | 148 (6.53 U/A) 10.5% |
| 22.3 ACRES | 222 (10.0 U/A) 10.3% |
| 16.43 ACRES | 52 (2.82 U/A) 6.5% |
| 32.50 ACRES | 15.0% |

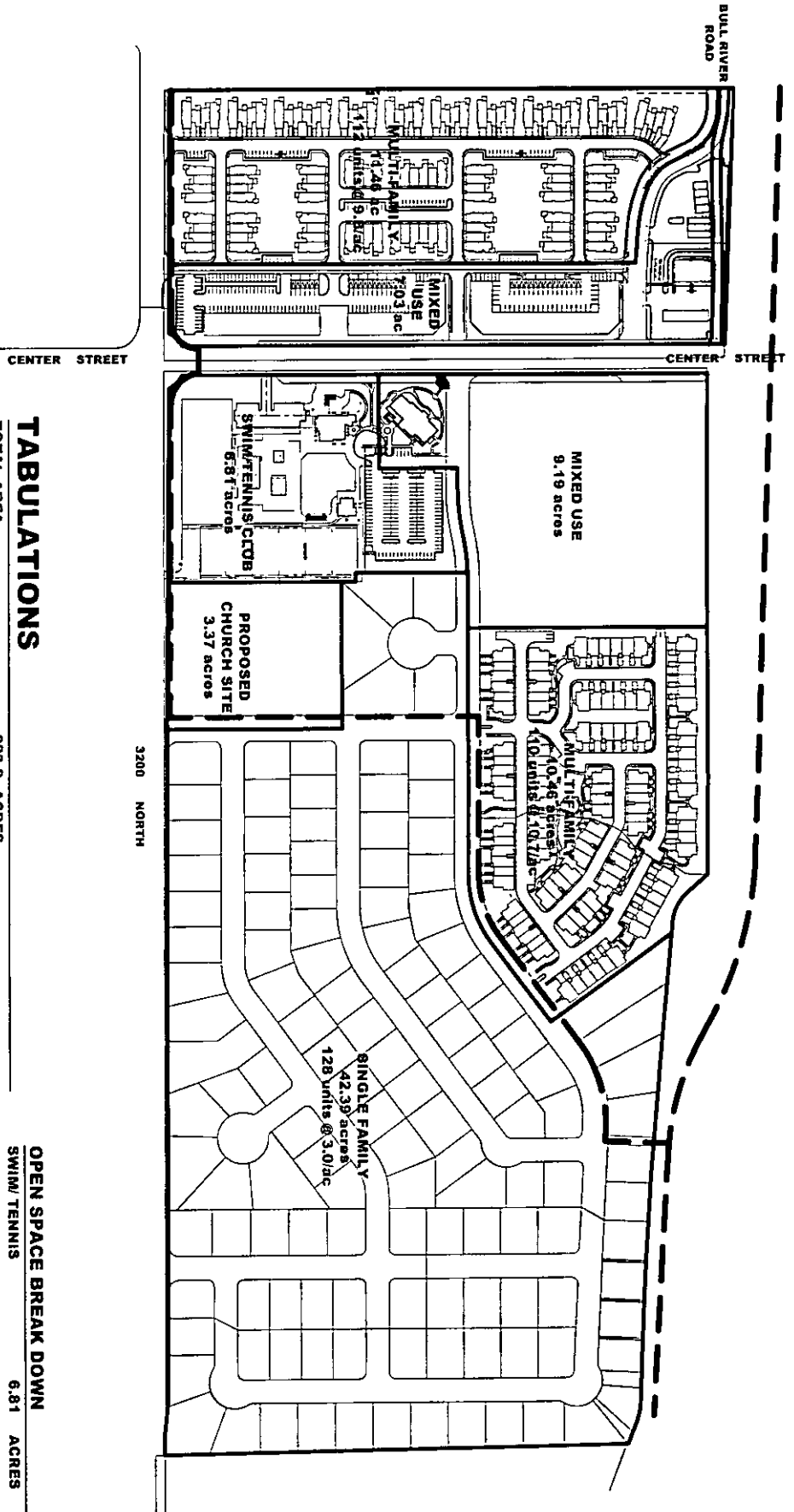
*OPEN SPACE AREA INCLUDES LANDSCAPE ISLANDS, CENTER STREET PARKWAY, AND ROUNDABOUT IN CORNER, IMPROVEMENTS, TRAILS, AND BARRIERS TO CERTAIN BY FOOTWAY.



RECEIVED
 JAN 3 2008
 LEHI CITY

| | | | | | | |
|-------------------------|--------------------|---|---|----------|------|----|
| PROJECT NO. 8004-000 | SCALE 1" = 300' | IVORY RIDGE PLANNED COMMUNITY LEHI, UTAH | 3302 No. Main St. Spanish Fork, UT 84650 801-798-0255 Fax 801-798-0383 | REVISION | DATE | BY |
| | | | | | | |
| DESIGNER JTB | DATE 6/24/05 | LAND USE PLAN SOUTHWEST PARCEL | | | | |
| | | | | | | |

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TABLATIONS

| | |
|------------------------------|-------------|
| TOTAL AREA | 223.8 ACRES |
| DETENTION BASIN | 3.6 ACRES |
| CHURCH SITES | 9.9 ACRES |
| NET AREA | 209.5 ACRES |
| SINGLE FAMILY | 133.1 ACRES |
| MEDIUM DENSITY SINGLE FAMILY | 22.1 ACRES |
| MULTI-FAMILY | 21.9 ACRES |
| MIXED USE | 16.2 ACRES |
| OPEN SPACE/RECREATION | 31.5 ACRES |

* EXCLUDES 1/4 AC FOR CENTER STREET AND EXISTING ASPHALT PAVED FOR QUALIFIER ROAD.
 ** ALL AREAS ARE TO CENTERLINE OF ROADWAY PER NON-SUBDIVISION PLAN.

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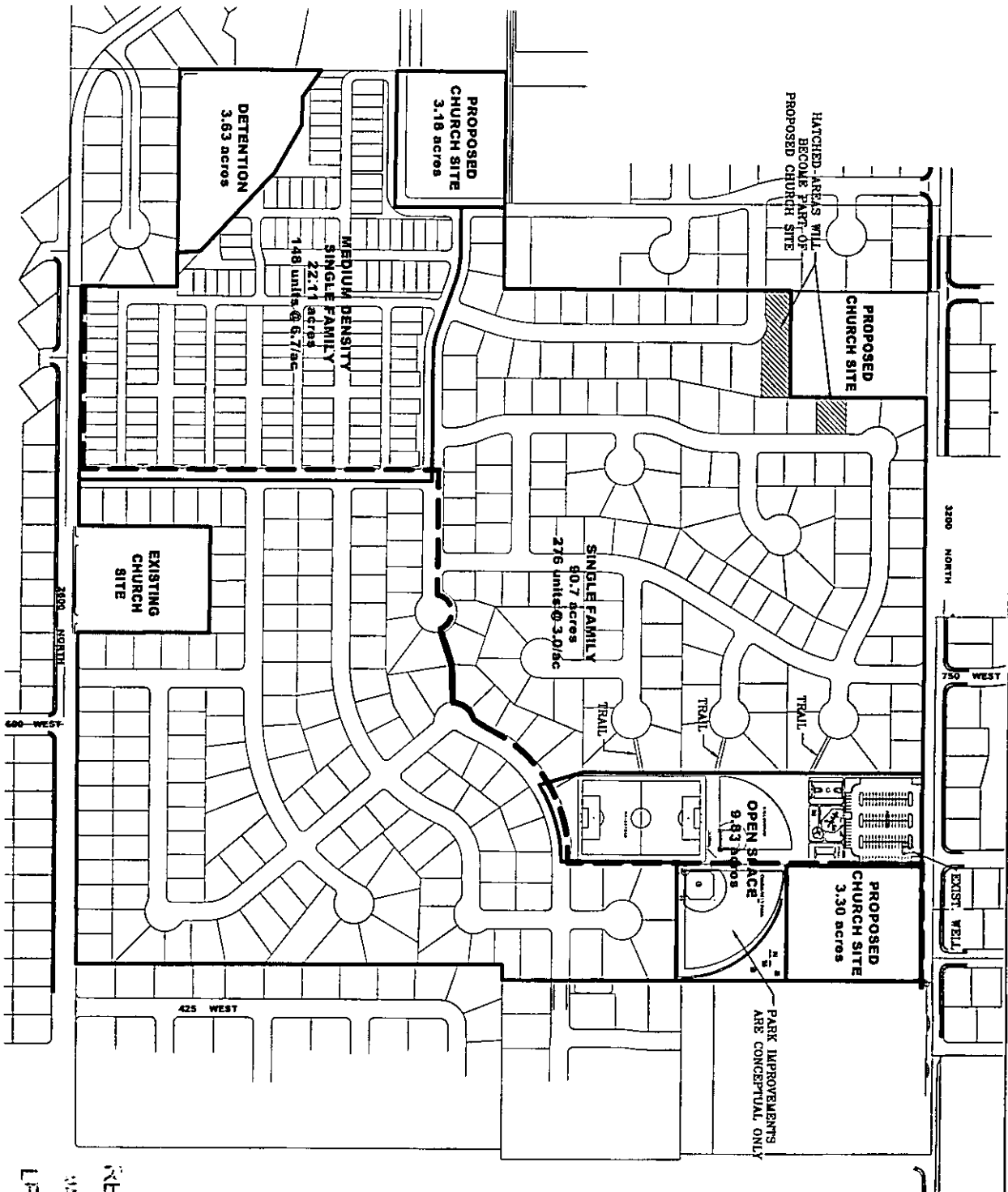
OPEN SPACE BREAK DOWN

| | |
|-----------------------|------------|
| SWIM/ TENNIS | 6.81 ACRES |
| PARK | 9.83 ACRES |
| NE MULTI-FAMILY | 2.57 ACRES |
| NW MULTI-FAMILY | 2.63 ACRES |
| MEDIUM DENSITY SINGLE | 8.85 ACRES |
| TRAILS | 0.61 ACRES |
| TOTAL | 31.5 ACRES |

RECEIVED

MAY 1 2008

LEHI CITY



RECEIVED
 JAN 3 2008
 LEM CITY