



ORDINANCE NO: 73-2016

ENT 43344:2017 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 May 04 3:49 pm FEE 0.00 BY MA
RECORDED FOR LEHI CITY CORPORATION

**AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT
AND ZONING DISTRICT MAP AMENDMENT FOR PROPERTY LOCATED AT
APPROXIMATELY THE NORTHWEST CORNER OF CENTER STREET AND
PIONEER CROSSING**

WHEREAS, Clayton Anderson, owner of approximately 5.28 acres of property located at the northwest corner of Center Street and Pioneer Crossing 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 current zone designation of the property is TH-5 (Transitional Holding) and said applicant seeks to have said parcel designated as R-1-22 (residential/agricultural) and

WHEREAS, following a public hearing on November 10, 2016, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded a recommendation that the City Council adopt the proposed amendments; and

WHEREAS, on December 13, 2016, 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 November 10, 2016 and the recommendation of the Planning Commission; and

WHEREAS, after considering the facts and comments presented to the City 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 from TH-5 (Transitional Holding) to R-1-22 (residential/agricultural)

PART II:

A. If a provision of this Ordinance -2016 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.

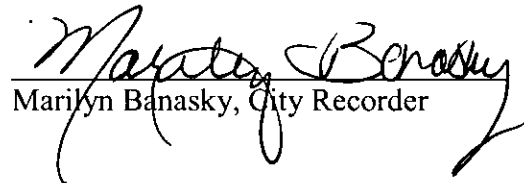
D. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 13th day of December 2016.



Bert Wilson, Mayor

ATTEST



Marilyn Banasky, City Recorder

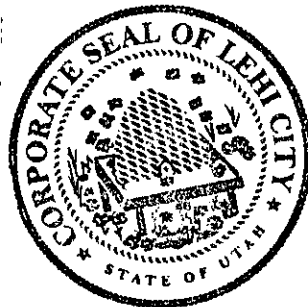


Exhibit "A"

Legal Description for Clayton Anderson's Zone Change

BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 1292.00 FEET SOUTH ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID SECTION 20; AND RUNNING THENCE WEST 837.36 FEET (RECORD 826.00 FEET), MORE OR LESS, TO THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, BEING THE EASTERLY BOUNDARY LINE OF THE BOYER LEHI RANCHES LO PROPERTY; THENCE N. 00°30'10" E. 69.48 FEET ALONG SAID WESTERLY BOUNDARY LINE TO A POINT 60.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTERLINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 785+78.81; THENCE S. 84°55'14" E. 288.23 FEET PARALLEL TO SAID CENTERLINE, TO THE POINT OF TANGENCY WITH A 2,440.00-FOOT RADIUS CURVE TO THE LEFT; THENCE EASTERLY 216.82 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS S. 87°27'20" E. 216.85 FEET) CONCENTRIC WITH SAID CENTERLINE; THENCE S. 89°59'27" E. 277.58 FEET PARALLEL TO SAID CENTERLINE; THENCE N. 62°31'21" E. 35.29 FEET TO A POINT 81.48 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CENTERLINE, OPPOSITE APPROXIMATE ENGINEERS STATION 783+84.83; THENCE N. 89°58'43" E. 28.54 FEET TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND SAID SECTION LINE; THENCE SOUTH 46.81 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

ALSO LESS AND EXCEPT THEREFROM, THAT PORTION GRANTED TO LEHI CITY BY WARRANTY DEED RECORDED ON JULY 11, 2011, AS ENTRY 48352:2011, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY, INCIDENT TO THE CONSTRUCTION OF AN EXPRESSWAY KNOWN AS PROJECT NO. R399, SITUATE IN THE NE1/4NE1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID ENTIRE TRACT WHICH POINT IS 973.60 FEET SOUTH ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SAID SECTION 20; AND RUNNING THENCE SOUTH 272.89 FEET ALONG THE SECTION LINE TO THE NORTHERLY RIGHT OF WAY LINE OF SAID PROJECT, AT A POINT 81.48 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CENTERLINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 784+23.16; THENCE S. 89°58'43" W. 28.54 FEET ALONG SAID RIGHT OF WAY LINE; THENCE N. 00°02'24" E. 84.85 FEET ; THENCE N. 11°21'00" E. 101.88 FEET; THENCE N. 00°02'24" E. 87.76 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE EAST 836 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAPS OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.