



ENT 60185:2018 PG 1 of 3  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2018 Jun 27 2:35 pm FEE 0.00 BY SM  
RECORDED FOR LEHI CITY CORPORATION



# LEHI CITY

ORDINANCE NO. 20-2016

## AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT FOR PROPERTY LOCATED AT APPROXIMATELY 1200 WEST 700 SOUTH

WHEREAS, R&L Eddington Trust, owner of approximately 9.3 acres of property located at approximately 1200 West 700 South 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 (single-family residential); and

WHEREAS, following a public hearing on March 24, 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 April 12, 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 March 24, 2016 and the recommendation of the Planning Commission; 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 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 (single-family residential). However, this ordinance shall not be published and take effect until the water dedication requirement has been met as required in Sec. 27-040-G of the Lehi City Development Code.

PART II:

A. If a provision of this Ordinance #20-2015 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.

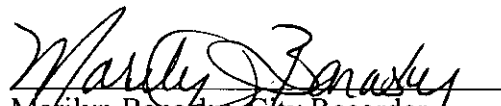
C. The City Council hereby directs that the official copy of the Lehi City Code be updated to reflect the provisions enacted by this Ordinance.

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 12<sup>th</sup> day of April 2016.

ATTEST

  
\_\_\_\_\_  
Bert Wilson, Mayor

  
\_\_\_\_\_  
Marilyn Banasky, City Recorder

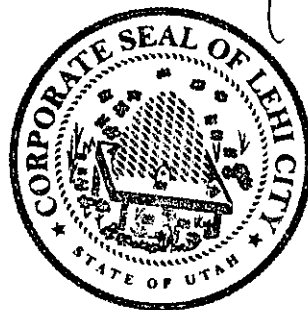


Exhibit "A"

Legal Description for R&L Eddington Trust Zone Change

**Legal Description:** COM N 189.75 FT & W 218.28 FT FR SE COR. SEC. 18, T5S, R1E, SLB&M.; W 29.22 FT; S 24.75 FT; S 73 DEG 30' 0" W 433.87 FT; N 0 DEG 22' 41" W 952.04 FT; S 89 DEG 44' 1" W 22.74 FT; N 29.49 FT; E 445.51 FT; N 24.75 FT; E 13.93 FT; S 1 DEG 1' 12" E 858.14 FT TO BEG. AREA 9.302 AC.