



ORDINANCE NO: 09-2020

ENT 67230:2021 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Apr 09 12:08 pm FEE 0.00 BY LT  
RECORDED FOR LEHI CITY CORPORATION

**AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT  
AND ZONING DISTRICT MAP AMENDMENT FOR APPROXIMATELY 700 SOUTH  
1900 WEST**

WHEREAS, Ivory Development LLC, authorized agent for the owner of property located at approximately 700 South 1900 West 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 R-3 (High Density Residential); and

WHEREAS, following a public hearing on February 6, 2020, 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 February 11, 2020, 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 February 6, 2020; 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 to R-3 (High Density Residential).

PART II:

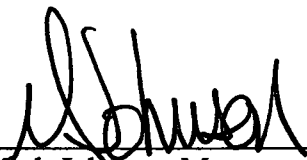
A. If a provision of this Ordinance 09-2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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 11<sup>th</sup> day of February, 2020.

  
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Mark Johnson, Mayor

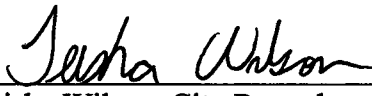
ATTEST  
  
\_\_\_\_\_  
Teisha Wilson, City Recorder



EXHIBIT "A"

JONSSON PROPERTY ZONE CHANGE LEGAL DESCRIPTION

**LEGAL DESCRIPTIONS  
PREPARED FOR  
JONSSON PROPERTY  
LEHI CITY, UTAH  
JANUARY 14, 2020  
19-0166**

**LEGAL DESCRIPTIONS**

**TAX PARCEL SERIAL No. 13:024:0021**

BEGINNING AT A POINT IN A FENCE LINE INTERSECTION ON THE NORTH SIDE OF 8170 NORTH COUNTY ROAD, WHICH POINT IS NORTH 1067.003 FEET AND WEST 1038.480 FEET (BASED ON THE UTAH STATE COORDINATE SYSTEM, CENTRAL ZONE AND DATA PUBLISHED BY THE UTAH COUNTY SURVEYOR, BEING ENTRY NO. 51683-78 IN BOOK 1708 AT PAGE 123) FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG A FENCE LINE AS FOLLOWS: NORTH 00°00'43" EAST 338.084 FEET; THENCE SOUTH 89°35'16" EAST 642.962 FEET; THENCE SOUTH 340.771 FEET TO A POINT IN THE REMNANTS OF A FENCE LINE ON THE NORTH SIDE OF SAID COUNTY ROAD; THENCE ALONG SAID FENCE LINE AND SAID ROAD LINE NORTH 89°20'54" WEST 643.057 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION CONVEYED TO UTAH POWER & LIGHT COMPANY IN THAT CERTAIN WARRANTY DEED RECORDED AUGUST 24, 1979 AS ENTRY NO. 33524 IN BOOK 1772 AT PAGE 317 IN THE OFFICE OF THE UTAH COUNTY RECORDER AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE GRANTOR'S LAND AT A POINT 1240 FEET SOUTH AND 390 FEET WEST, MORE OR LESS, FROM THE CENTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST 370 FEET, MORE OR LESS, ALONG THE NORTH BOUNDARY LINE OF SAID GRANTOR'S LAND; THENCE SOUTH 65°07' EAST 400 FEET, MORE OR LESS, TO THE EAST BOUNDARY LINE OF SAID GRANTOR'S LAND; THENCE NORTH 170 FEET, MORE OR LESS, ALONG SAID EAST BOUNDARY LINE TO THE POINT OF BEGINNING.

**TAX PARCEL SERIAL No. 13-024-0024**

Commencing South 1587.8 feet and West 387.75 feet from the Northwest corner of the Southeast quarter of Section 18, Township 5 South, Range 1 East, Salt Lake Meridian; thence North 199.13 feet; thence South 65°07' East 468.55 feet; thence West 424.48 feet to the beginning.