



ORDINANCE NO: 20-2017

ENT 87662:2017 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Sep 07 9:46 am 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 1250
WEST 700 SOUTH**

WHEREAS, R5 Development LLC, owner of 9.76 acres of property located at approximately 1250 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 June 8, 2017, 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 June 27, 2017, 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 June 8, 2017; 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).

PART II:

A. If a provision of this Ordinance 20-2017 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 27th day of June 2017.


Bert Wilson, Mayor

ATTEST


Marilyn Banasky, City Recorder

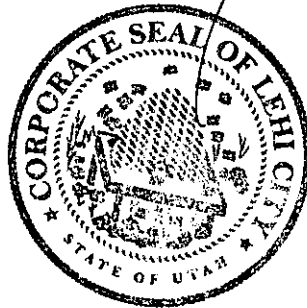


EXHIBIT "A"

R5 Development Zone Change Legal Description

**LEGAL DESCRIPTION
PREPARED FOR
JDH DEVELOPMENT
LEHI, UTAH
(March 23, 2017)**

BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 18, Township 5 South, Range 1 East, Salt Lake Base & Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at the southwest corner of Plat "A", COLONIAL PARK Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N0°20'57"W along the Section line 127.48 feet and West 216.39 feet from the Southeast Corner of Section 18, T5S, R1E, SLB&M, said point is also on the northerly line of that Real Property described in Deed Entry No. 93953:2014 of the Official Records of Utah County, said northerly line also represents the center line of Dry Creek; thence along said deed and also along said center line of creek the following 6 (six) courses and distances: N89°42'00"W 61.22 feet; thence S48°24'00"W 117.65 feet; thence S68°48'00"W 22.70 feet; thence N86°30'00"W 176.85 feet; thence S82°47'00"W 54.00 feet; thence S66°44'00"W 50.36 feet to a point on a certain boundary line agreement recorded as Entry No. 33097:2005 of the Official records of Utah County; thence N0°22'40"W along said boundary line 968.07 feet; thence S89°44'01"W along said boundary line 22.66 feet; thence N0°00'15"E 29.51 feet; thence S89°59'45"E 445.51 feet; thence N0°00'15"E 24.75 feet; thence S89°59'45"E 13.93 feet; thence S1°00'57"E along the extension and westerly line of said COLONIAL PARK Subdivision 920.44 feet to the point of beginning.

Contains: 9.76± acres