



ORDINANCE NO: 90-2018



ENT 93046:2019 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Sep 19 12:21 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 PROPERTY LOCATED AT
APPROXIMATELY 1500 NORTH 3600 WEST**

WHEREAS, Steve Maddox, authorized agent for 30.986 acres of property located at approximately 1500 North 3600 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 current zone designation of the property is TH-5 (Transitional Holding) and said applicant seeks to have said parcel designated as R-3 (High Density Residential) and Neighborhood Commercial (NC) and

WHEREAS, following a public hearing on September 27, 2018, 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 October 23, 2018, 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 September 27, 2018; 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-3 (High Density Residential) and Neighborhood Commercial (NC).

PART II:

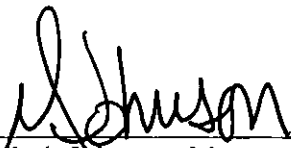
A. If a provision of this Ordinance conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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.

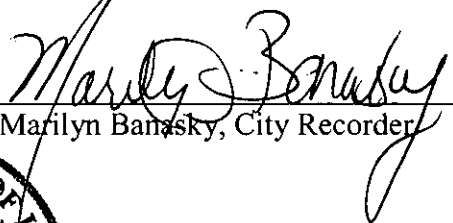
D. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 23rd day of October 2018.



Mark Johnson, Mayor

ATTEST



Marilyn Banasky, City Recorder

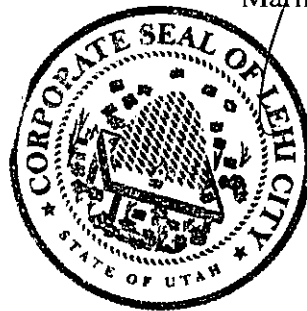


EXHIBIT "A"

Exchange II Zone Change Legal Description

The Exchange II – Zoning Neighborhood Commercial Parcel

Beginning at a point being South 89°54'48" West 181.50 feet along the section line from the Northeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 89°52'36" West 165.00 feet;
thence North 00°07'24" West 660.00 feet;
thence North 89°52'36" East 165.00 feet;
thence South 00°07'24" East 660.00 feet to the point of beginning.

Contains 108,900 Square Feet or 2.500 Acres

The Exchange II– Zoning High Density Residential Parcel

Beginning at a point being South 89°54'48" West 16.50 feet along the section line from the Northeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 89°53'50" West 1,881.00 feet;
thence North 659.94 feet;
thence North 89°53'44" East 1,879.58 feet;
thence South 00°07'24" East 660.00 feet to the point of beginning.

Contains 1,240,933 Square Feet or 28.488 Acres