



ENT 95408:2020 PG 1 of 3  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 Jul 07 11:13 am FEE 0.00 BY MA  
RECORDED FOR LEHI CITY CORPORATION



**ORDINANCE NO: 26-2020**

**AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT AND ZONING DISTRICT MAP AMENDMENT FOR LEHI BLOCK FROM INDUSTRIAL TO COMMERCIAL**

WHEREAS, the Gardner and Boyer Companies, authorized agents for the owner of property located at 2300 North 1200 West and further described by the map and parcel numbers 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 Commercial; and

WHEREAS, following a public hearing on April 23, 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 May 12, 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 April 23, 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 Commercial.

**PART II:**

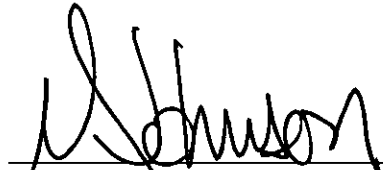
A. If a provision of this Ordinance 26-2020 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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 12<sup>th</sup> day of May 2020.

  
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Mark Johnson, Mayor

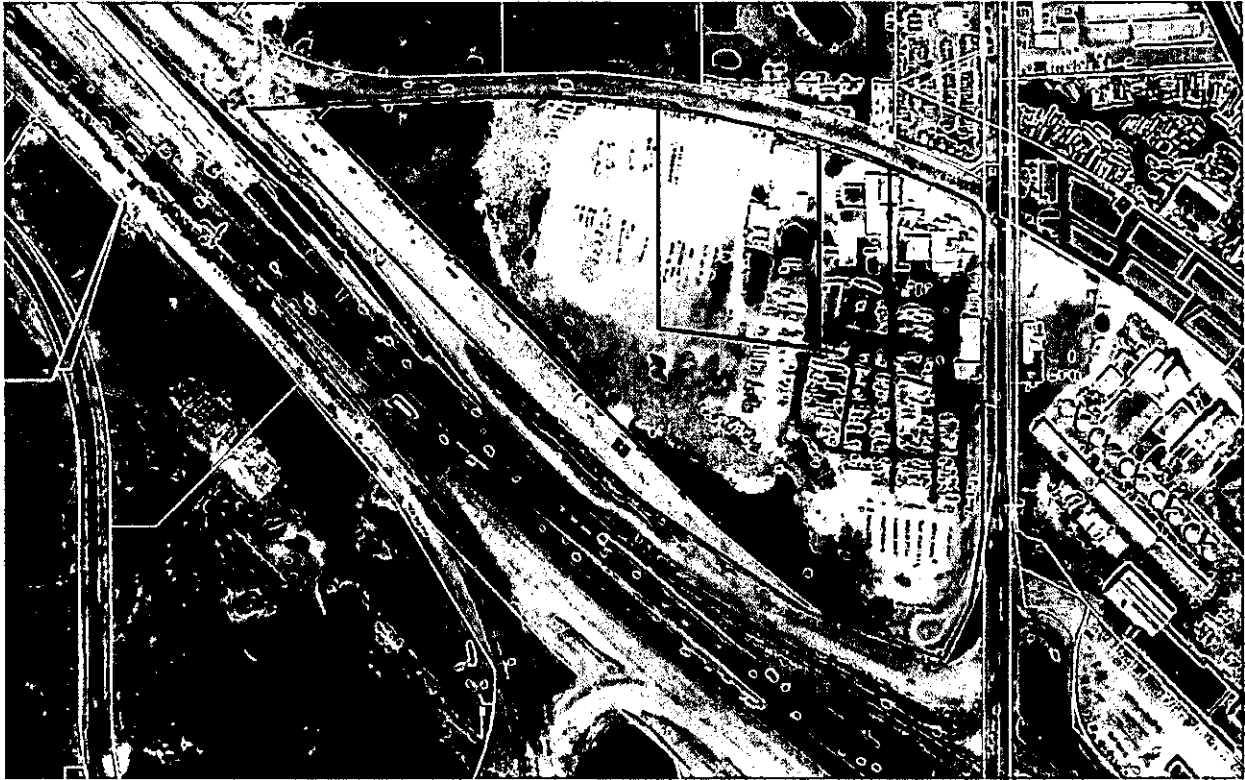
ATTEST

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



## Exhibit A

## Lehi Block Site, and Legal Description



A parcel of land situate in the Northeast Quarter of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Westerly Right-of-Way of 1200 West Street, said point being South  $00^{\circ}14'45''$  West 911.34 feet and West 40.66 feet from the Northeast Corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and measures;

thence South  $00^{\circ}40'29''$  West 714.67 feet along said Westerly Right-of-Way;  
 thence South  $00^{\circ}50'09''$  West 145.46 feet along said Westerly Right-of-Way;  
 thence South  $07^{\circ}48'13''$  West 66.98 feet along said Westerly Right-of-Way;  
 thence South  $26^{\circ}51'17''$  West 196.68 feet along said Right-of-Way to a point on the Northeasterly UDOT Right-of-Way of Interstate 15;  
 thence North  $70^{\circ}43'09''$  West 286.86 feet along said Northeasterly Right-of-Way;  
 thence North  $50^{\circ}58'16''$  West 389.44 feet along said Northeasterly Right-of-Way;  
 thence North  $45^{\circ}05'50''$  West 1433.45 feet along said Northeasterly Right-of-Way;  
 thence North  $44^{\circ}39'08''$  East 45.97 feet along said Northerly Right-of-Way to the Southerly Right-of-Way Line of the UDOT Frontage Road;  
 thence North  $87^{\circ}34'07''$  East 396.39 feet along said Southerly Right-of-Way;  
 thence Southeasterly 1049.72 feet along the arc of a 2,764.93 foot radius curve to the right (center bears South  $01^{\circ}03'30''$  East and the chord bears South  $80^{\circ}10'47''$  East 1043.43 feet with a central angle of  $21^{\circ}45'09''$ ) along said Southerly Right-of-Way;  
 thence South  $66^{\circ}49'29''$  East 239.15 feet along said Southerly Right-of-Way;  
 thence South  $37^{\circ}11'08''$  East 34.36 feet along said Southerly Right-of-Way to the point of beginning.

Contains 1,307,491 Square Feet or 30.016 Acres