

LEHI CITY

ORDINANCE NO. 11-15-05.88

AN ORDINANCE APPROVING ZONE DISTRICT DESIGNATION AMENDMENT
AND ZONING DISTRICT MAP AMENDMENT FOR
IVORY DEVELOPMENT, LLC

WHEREAS, Ivory Homes, LTD., or its successors or assigns, or one of its affiliated companies, including, without limitation Ivory Development, LLC., and Ivory Land, LLC, as agent for the Church of Jesus Christ of Latter Day Saints, or one of its entities including without limitation, Property Reserve Inc., and the Corporation of the Presiding Bishopric, as owner of approximately 231 acres located at about 3200 North between 700 West and 600 East and further described by the legal description attached as Exhibit "A" (the "Subject Property"), has applied for an amendment to the Zone District Designation and Zoning District Map; and

WHEREAS, said applicant seeks to have said parcels designated as PC; and

WHEREAS, a General Plan Amendment was approved and adopted by Ordinance February 22, 2005 specifying that the Subject Property shall be zoned PC and developed accordingly; and

WHEREAS, the zone change is consistent with the General Plan and falls within the general purpose and policy of the General Plan and zoning Ordinances; and

WHEREAS, the prior zoning of the Subject Property consisting of Business Park, Commercial Node, and VLDR, permitted significant development intensity and impacts, less compatible with the development and zoning of surrounding properties than the PC zone; and

WHEREAS, the Subject Property was annexed into Lehi City under a TH-5 zone, as a temporary holding zone pursuant to an annexation agreement to enable the approval of the Area Plan and zone change to the PC zone consistent with the General Plan, as amended, and the Lehi City Development Code; and

WHEREAS, the zone change is warranted, mandated and authorized by the Area Plan, the General Plan Amendment and the standards and requirements of the Ordinances of Lehi City; and

WHEREAS, the request for a Zone District Map Amendment is in compliance with the Lehi City Comprehensive Plan Land Use Map adopted by the Lehi City Council on February 22, 2005; and

WHEREAS, the Lehi City Planning Commission has received input through a Public Hearing before the Planning Commission on October 13, 2005 and tabled for further comment on October 27, 2005, after appropriate notice as required by State Law; and

WHEREAS, the Lehi City Council has received the Planning Commission's recommendation as well as input through a Public Hearing before the City Council on November 15, 2005, after appropriate notice as required by State Law; and

WHEREAS, this zone change is administrative in nature, mandated by the General Plan and undertaken to implement the General Plan requirements and in response to current conditions and to further the interests of the City and its orderly and efficient development and to comply with obligations and requirements imposed on the City by agreements and Ordinances;

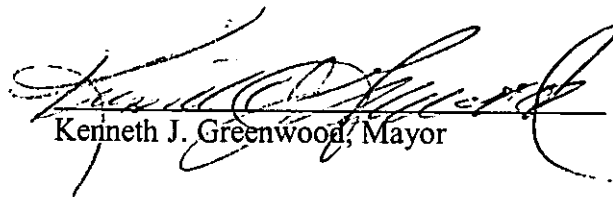
NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF LEHI CITY, UTAH, AS FOLLOWS:

Section 1. The Zone District Designation of the Subject Property is hereby amended from TH-5 to PC and the Zoning District Map is amended to designate said property, in it's entirety, as PC (Planned Community).

Section 2. This Ordinance shall take effect immediately after passage by the City Council and subsequent publication as required by law. 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.

Section 3. The action of the City undertaken hereby is administrative in nature, falling within the general purpose and policy of the General Plan and zoning Ordinances, implementing the General Plan Amendment, pursuant to the provisions thereof and the Area Plan and provisions of the Lehi City Development Code, and the obligations and requirements imposed on the City by Ordinance and agreement.

PASSED AND ADOPTED by the Lehi City Council this 15th day of November, 2005.


Kenneth J. Greenwood, Mayor

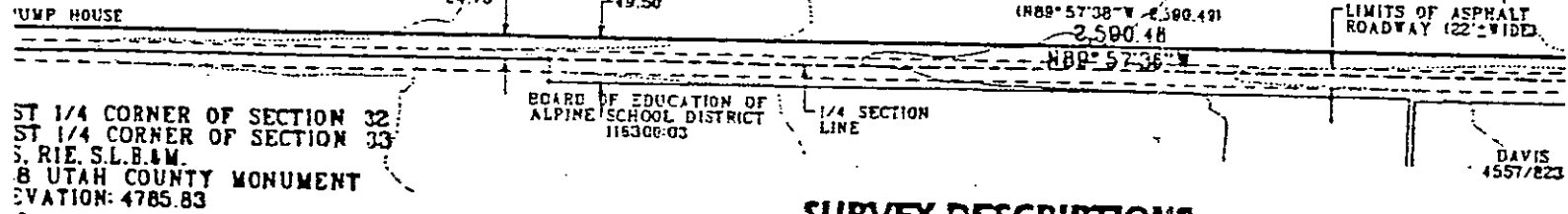
VOTING BY THE CITY COUNCIL:

ATTEST: Connie Ashton
Connie Ashton, City Recorder
Lehi City, Utah



SECTION LINE 24.75 FEET
AND S89°57'36"E 24.75
FEET FROM THE WEST 1/4
CORNER OF SECTION 33,
T4S. R1E. S.L.B.&M.
C.S. R&C (F&D)

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ST 1/4 CORNER OF SECTION 32
ST 1/4 CORNER OF SECTION 33
S. R1E. S.L.B.&M.
8 UTAH COUNTY MONUMENT
ELEVATION: 4785.83

DAVIS
4557/823

SURVEY DESCRIPTIONS

PARCEL 1A-2

A PORTION OF THE NE1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN LEHI, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°04'56"W ALONG THE SECTION LINE 24.75 FEET FROM THE EAST 1/4 CORNER OF SECTION 32, T4S, R1E, S.L.B.& M.; THENCE N89°57'11"W PARALLEL TO, AND 24.75 FEET NORTHERLY OF THE 1/4 SECTION LINE, 645.75 FEET TO THE SOUTHEAST CORNER OF THAT REAL PROPERTY DESCRIBED IN ENTRY NO. J7562:2002 OF THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE N0°04'56"W ALONG SAID PROPERTY 1,299.50 FEET TO THE NORTH LINE OF THE SE1/4 OF THE NE1/4 OF SAID SECTION 32; THENCE N89°59'56"E ALONG SAID LINE 645.75 FEET TO THE EAST LINE OF SAID SECTION 32; THENCE S0°04'56"E ALONG THE SECTION LINE 1,300.04 FEET TO THE POINT OF BEGINNING.

CONTAINS: 19.268 ACRES

PARCEL 1B

A PORTION OF THE NW1/4 OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN LEHI, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°04'56"W ALONG THE SECTION LINE 24.75 FEET AND S89°57'36"E 24.75 FEET FROM THE WEST 1/4 CORNER OF SECTION 33, T4S, R1E, S.L.B.& M.; THENCE N0°04'56"W PARALLEL TO, AND 24.75 FEET EASTERLY OF THE SECTION LINE, 1,300.04 FEET TO THE NORTH LINE OF THE SW1/4 OF THE NW1/4 OF SAID SECTION 33; THENCE S89°57'46"E ALONG SAID LINE 1,213.03 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF THE PROVO RESERVOIR CANAL; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 7 (SEVEN) COURSES: S41°07'18"E 64.32 FEET; THENCE ALONG THE ARC OF A 105.00 FOOT RADIUS CURVE TO THE LEFT 79.98 FEET THROUGH A CENTRAL ANGLE OF 43°38'30" (CHORD: S62°56'33"E 78.05 FEET); THENCE S84°45'48"E 575.18 FEET; THENCE S86°33'18"E 275.27 FEET; THENCE S8°39'18"E 303.78 FEET; THENCE ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT 50.33 FEET THROUGH A CENTRAL ANGLE OF 19°30'30" (CHORD: S78°03'03"E 50.16 FEET); THENCE S68°26'18"E 53.10 FEET; THENCE S0°56'02"E ALONG THE WEST LINE OF BROOKHAVEN VILLAS PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, 1,105.93 FEET TO A POINT 24.75 FEET NORTHERLY OF THE 1/4 SECTION LINE; THENCE N89°57'36"W ALONG SAID LINE PARALLEL TO, AND 24.75 FEET NORTHERLY OF THE 1/4 SECTION LINE, 2,590.48 FEET TO THE POINT OF BEGINNING.

CONTAINS: 73.038 ACRES

PARCEL 1C

A PORTION OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 5292 PAGE 843 OF THE OFFICIAL RECORDS OF UTAH COUNTY, LOCATED IN THE NE1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN LEHI, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID PROPERTY LOCATED N89°57'11"W ALONG THE 1/4 SECTION LINE 645.75 FEET AND N0°04'56"W 1,324.26 FROM THE EAST 1/4 CORNER OF SECTION 32, T4S, R1E, S.L.B.& M.; THENCE N0°04'56"W 63.77 FEET TO THE NORTH LINE OF SAID PROPERTY; THENCE S87°54'17"E (DEED: S87°54'00"E) 644.31 FEET; THENCE S2°47'54"E 40.26 FEET; THENCE WEST 645.75 FEET TO THE POINT OF BEGINNING.

CONTAINS: 33.512 S.F.

SOUTHWEST CORNER OF
SECTION 33, T4S, R1E,
S.L.B.&M.
800 UTAH COUNTY
MONUMENT

SURVEY DESCRIPTION

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A PORTION OF THE SW1/4 AND THE SE1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN LEHI, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°57'11"W ALONG THE 1/4 SECTION LINE 1,875.96 FEET AND S0°03'16"E 6.00 FEET FROM THE EAST 1/4 CORNER OF SECTION 32, T4S, R1E, S.L.B. & M.; THENCE S0°03'16"E 1,309.56 FEET ALONG THE WEST LINE OF LANDS OF DIXON, AND THE WEST LINE OF FOXMOOR RIDGE SUBDIVISION, PLAT "A", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, TO THE NORTH LINE OF EAGLE POINT ESTATES SUBDIVISION, PLAT "A", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID PLAT THE FOLLOWING: N89°57'48"W 47.42 FEET TO THE NORTHWEST CORNER OF SAID PLAT; THENCE S0°03'16"E 1,340.33 FEET TO THE SOUTH LINE OF SAID SECTION 32; THENCE S89°52'46"W ALONG THE SECTION LINE 737.21 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N89°55'06"W ALONG THE SECTION LINE 272.56 FEET; THENCE N0°03'39"E 441.33 FEET; THENCE N89°56'21"W 325.00 FEET; THENCE S0°03'39"W 441.21 FEET TO THE SECTION LINE; THENCE N89°55'06"W ALONG THE SECTION LINE 731.60 FEET TO THE SOUTHEAST CORNER OF THE SE1/4 OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 32; THENCE N0°04'18"E ALONG THE 1/16TH (40 ACRE) SECTION LINE 332.16 FEET; THENCE N89°55'21"W 664.33 FEET TO THE WEST LINE OF THE EAST 1/4 OF THE SW1/4 OF THE SW1/4 OF SECTION 32; THENCE N0°06'54"E ALONG SAID LINE 996.31 FEET TO THE NORTH LINE OF THE SW1/4 OF THE SW1/4; THENCE S89°56'08"E ALONG SAID LINE 663.57 FEET TO THE SOUTHWEST CORNER OF THE NE1/4 OF THE SW1/4 OF SECTION 32; THENCE N0°04'18"E ALONG THE WEST LINE OF THE NE1/4 OF THE SW1/4 878.62 FEET; THENCE S89°57'11"E 325.00 FEET; THENCE N0°04'18"E 444.00 FEET TO THE 1/4 SECTION LINE; THENCE S89°57'11"E ALONG THE 1/4 SECTION LINE 1,782.95 FEET TO THE POINT OF BEGINNING.

CONTAINS: 135.605 ACRES .