



ORDINANCE NO. 36-2018



ENT 95830:2019 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Sep 25 2:52 pm FEE 0.00 BY NG
RECORDED FOR LEHI CITY CORPORATION

AN ORDINANCE APPROVING AND ADOPTING THE HOLBROOK FARMS (TURPIN) AREA PLAN AMENDMENT FOR PROPERTY LOCATED AT APPROXIMATELY 2100 NORTH AND 3600 WEST

WHEREAS, Ivory Homes and Boyer Company (“Developers”), developers of approximately 691 acres located at approximately 2100 North and 3600 West have applied for an amendment to the Holbrook Farms Area Plan, adding approximately 71 acres to the existing area plan; and

WHEREAS, the Lehi City Council, acting pursuant to its authority and Utah Code, and in furtherance of its land use policies, goals, objectives, ordinances and other requirements, has made certain determinations with respect to the Developers’ proposals for the Holbrook Farms Area Plan; all as set forth in that certain area plan designated as the Holbrook Farms Area Plan, a copy of which has been filed with the office of the Lehi City Planning Department;

WHEREAS, following a public hearing on April 12, 2018, the Lehi City Planning Commission reviewed the proposed Area Plan Amendment and forwarded a recommendation that the City Council adopt the proposed request; and

WHEREAS, on May 8, 2018, the City Council held a duly noticed meeting to ascertain the facts regarding this matter, which facts and comments are found in the public record and which include the staff report, minutes from the Planning Commission meeting of April 12, 2018, and the recommendation of the Planning Commission; and,

WHEREAS, after considering the facts and comments presented to the Municipal Council, the Council finds: (i) the request for an Area Plan Designation 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:

SECTION 1. The Area Plan Amendment, hereby described as Exhibit A, shall be added to the “Holbrook Farms Area Plan” dated November 10, 2015, copies of which are on file with the Planning Division of the Community Development Department, previously adopted as the Area Plan for the development of Holbrook Farms.

SECTION 2. Unless specifically modified by the Holbrook Farms Area Plan, the owner of the Subject Property or its assigned agents will be required to comply with all applicable requirements of Lehi City necessary for approval of the Project, including payment of fees and compliance with applicable ordinances, regulations, policies and procedures of Lehi City including but not limited to, the Lehi City Municipal Code, the Lehi City Development Code, and the Lehi City Design Standards and Public Improvements Specifications.

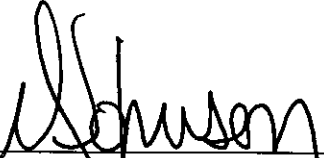
SECTION 3. The action of the City undertaken hereby is administrative in nature, falling within the general purpose and policy of the General Plan and zoning ordinances, and pursuant to the provisions of the Lehi City Development Code, and the obligations and requirements imposed on the City by ordinance and agreement.

SECTION 4. 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.

SECTION 5. 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.

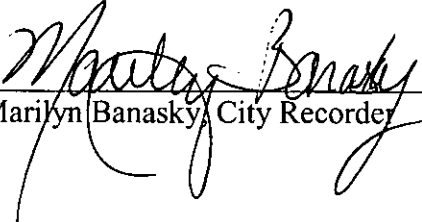
SECTION 6. This Ordinance adopting the Area Plan shall be effective immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 8th day of May, 2018.



Mark Johnson, Mayor

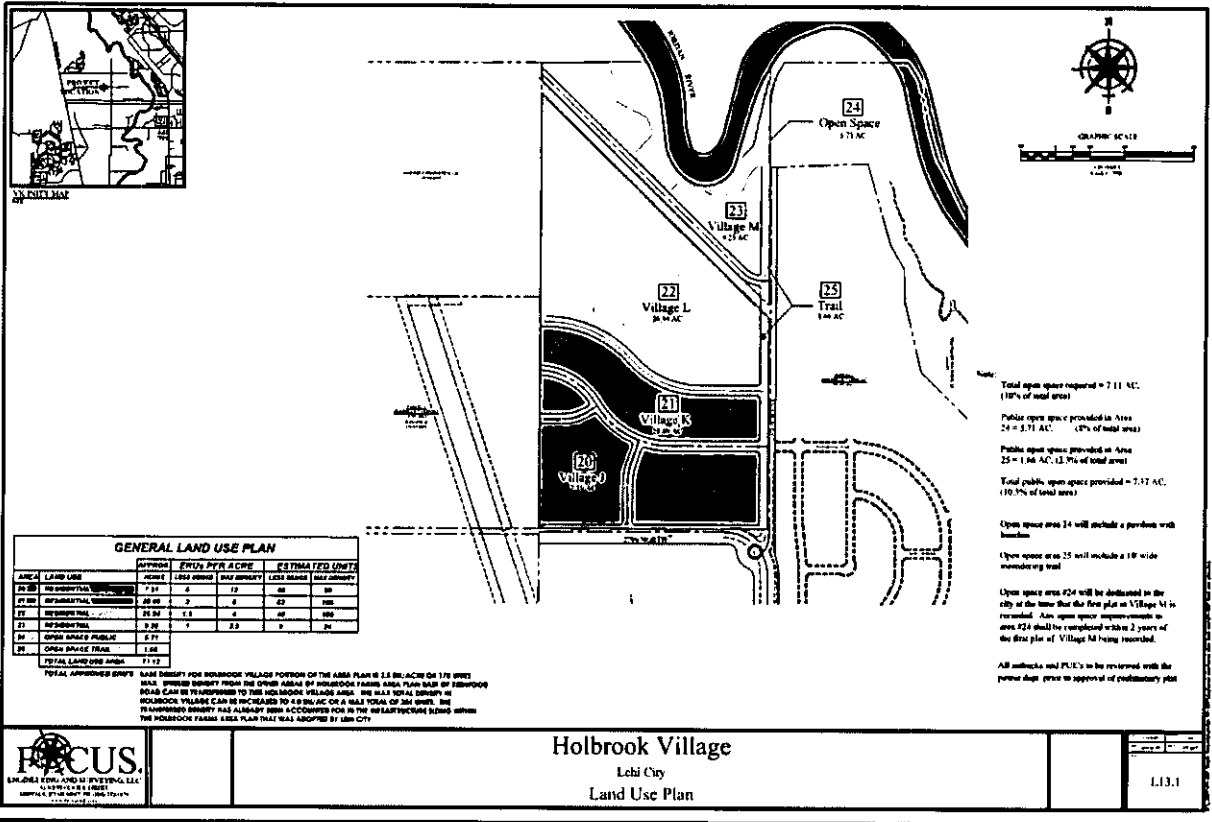
ATTEST



Marilyn Banasky, City Recorder



Exhibit A



Legal Description:

COM N 0 DEG 7' 58" E 16.5 FT FR SE COR. SEC. 35, T4S, R1W, SLB&M.; N 0 DEG 8' 13" E 1245.22 FT; N 46 DEG 13' 8" W 1825.16 FT; S 0 DEG 9' 24" W 1193.5 FT; S 0 DEG 9' 24" W 1315.33 FT; N 89 DEG 58' 1" E 1321.68 FT TO BEG. AREA 56.906 AC. ALSO COM N 1320.76 FT & E 3.15 FT FR SE COR. SEC. 35, T4S, R1W, SLB&M.; N 0 DEG 8' 13" E 1292.96 FT; S 12 DEG 7' 21" W 434.56 FT; S 44 DEG 42' 36" W 197.14 FT; S 85 DEG 56' 42" W 196.7 FT; N 41 DEG 44' 7" W 223.32 FT; N 0 DEG 22' 49" E 448.59 FT; N 35 DEG 42' 28" W 14.68 FT; N 89 DEG 56' 32" W 740.19 FT; S 0 DEG 9' 24" W 68.74 FT; S 45 DEG 59' 0" E 1832.33 FT TO BEG. AREA 14.460 AC. TOTAL AREA 71.366 AC.