



ENT 117446:2013 PG 1 of 8  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2013 Dec 31 9:44 am FEE 0.00 BY SW  
RECORDED FOR LEHI CITY CORPORATION

**ORDINANCE NO. 45-2012**

**AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION  
AMENDMENT AND ZONING DISTRICT MAP AMENDMENT FOR  
PROPERTY LOCATED NORTH OF TIMPANOGOS HIGHWAY  
BETWEEN 500 WEST AND HIGHLAND BOULEVARD**

WHEREAS, Micron Technology, Inc., owner of approximately 735 acres located north of the Timpanogos Highway between 500 West and Highland Boulevard 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 TM(Technical Manufacturing) and said applicant seeks to have said parcel designated as PC(Planned Community); and

WHEREAS, following a public hearing on November 8, 2012, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded a recommendation that the City Council adopt the proposed amendments; and

WHEREAS, on December 11, 2012, 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 November 8, 2012, 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 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) and TM(Technical Manufacturing) to PC(Planned Community).

PART II:

A. If a provision of this Ordinance 45-2012 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.

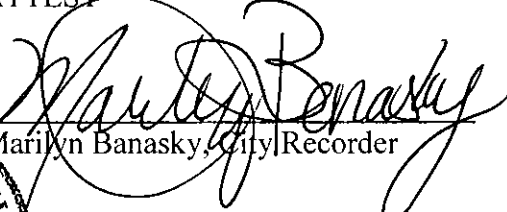
C. The City Council hereby directs that the official copy of the Lehi City Code be updated to reflect the provisions enacted by this Ordinance.

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 11th day of December, 2012.

ATTEST

  
Bert Wilson, Mayor

  
Marilyn Banasky, City Recorder

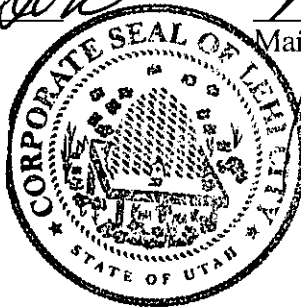


Exhibit A  
Legal Description for Micron Technology, Inc. Zone Change

Legal Description:



ENGINEERS  
SURVEYORS  
PLANNERS

**LEGAL DESCRIPTION  
PREPARED FOR  
MICRON AREA PLAN  
UTAH COUNTY, UTAH  
(October 08, 2012)**

**AREA PLAN BOUNDARY**

A portion of Sections 27, 28, 29, 32, 33, & 34, Township 4 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the existing Draper City Corporate Limits, being the Northeast Corner of Section 28, T4S, R1E, S.L.B.&M.; thence S0°01'27"E along the section line and limits of Draper City 1,133.33 feet; thence N77°15'00"E along said limits of Draper City 30.76 feet to a common point between the Corporate Limits of Draper and Lehi City; thence along said limits of Draper and Lehi City the following two (2) courses: N77°15'00"E 924.26 feet; thence N38°15'00"E 630.96 feet; thence along the Draper City Limits the following four (4) courses: N53°15'00"E 1,310.10 feet; thence N62°30'00"E 304.92 feet; thence N62°15'00"E 989.34 feet; thence N66°30'00"E 498.00 feet; thence S0°10'09"W 1,149.28 feet; thence S0°07'04"W 1,327.82 feet to a point on the Highland City Corporate Limits; thence along said Highland City limits S89°50'18"W 1,322.45 feet to a point on the 1/4 section line of Section 27 and also being a common point between the Corporate Limits of Highland and Lehi City; thence S0°03'31"W along said Highland and Lehi City limits 828.16 feet; thence along a parcel owned by Lehi City described in Deed Entry #21542:2004 of the official records of Utah County the following five (5) courses: N89°59'45"W 421.17 feet; thence S45°00'15"W 374.57 feet; thence S9°32'30"E 475.44 feet; thence S41°14'22"E 221.15 feet; thence S89°59'45"E 460.73 feet to a common line between the corporate limits of Highland and Lehi City; thence along said Highland and Lehi City limits the following six (6) courses: S0°02'53"W 929.33 feet; thence S89°49'14"W 581.72 feet; thence S3°50'00"W 759.58 feet; thence along the arc of a 398.77 foot radius curve to the left 195.96 feet through a central angle of 28°09'21" (chord: S10°14'40"E 193.99 feet); thence S24°19'21"E 490.99 feet; thence S9°40'00"E 809.49 feet; thence S0°00'53"E 219.56 feet to a point on the northerly right-of-way of SR 92; thence S89°41'46"W along said SR 92 right-of-way 991.12 feet; thence along a parcel owned by IM Flash Technologies described in Deed Entry #27515:2006 of the official records of Utah County the following eight (8) courses: N1°24'55"E 3,122.95 feet; thence N74°13'59"W 1,731.40 feet; thence N7°33'40"W 420.33 feet; thence S75°22'03"W 982.07 feet; thence S14°37'57"E 368.81 feet; thence S53°05'43"W 1,215.74 feet; thence S83°28'30"W 283.68 feet; thence S4°02'30"E 2,637.05 feet to a point on the northerly line of the SR 92 right-of-way line; thence along said northerly line the following eleven (11) courses: N85°20'47"W 195.38 feet; thence N76°45'45"W 151.45 feet; thence N87°29'10"W 1,003.38 feet; thence N81°39'33"W 810.94 feet; thence along the arc of a 9520.00 foot radius curve to the left 1,033.41 feet through a central angle of 6°13'21"

- Civil Engineering
- Structural Engineering
- Surveying
- Land Planning  
Landscape Architecture



Corporate Office: 3302 N. Main Street • Spanish Fork, UT 84660  
Salt Lake Office: 1444 1/2 South 980 West • Bluffdale, UT 84065  
Boise Office: 2040 S. Eagle Road • Meridian, ID 83642

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(801) 495-2844    (801) 495-2847  
(208) 848-9600

(chord: N84°46'13"W 1,033.41 feet); thence N87°52'54"W 624.68 feet; thence S82°16'46"W 411.05 feet; thence S81°44'55"W 256.74 feet; thence S79°17'24"W 151.12 feet; thence S83°06'15"W 292.19 feet; thence S89°59'46"W 306.36 feet; thence North 2,240.15 feet; thence S89°56'34"E 742.01 feet; thence N0°03'14"W 2,675.52 feet to a common point between the corporate city limits of Draper and Lehi City; thence along said Draper and Lehi City line the following five (5) courses: S89°51'57"E 1,332.63 feet; thence S0°10'49"W 1,343.28 feet; thence S89°50'25"E 2,657.75 feet; thence N0°01'09"W 683.12 feet; thence N76°00'00"E 1,248.44 feet; thence N0°01'47"W 1,674.53 feet; thence S89°50'13"E 1,447.16 feet to the point of beginning.

Contains: 844.30± Acres

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