



ORDINANCE NO: 53-2021

ENT 16016:2022 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Feb 04 12:32 pm FEE 0.00 BY JR
RECORDED FOR LEHI CITY CORPORATION

**AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT
AND ZONING DISTRICT MAP AMENDMENT FOR APPROXIMATELY 1700 WEST
1500 NORTH**

WHEREAS, CTR Development, authorized agent for the owner of property located at approximately 1700 West 1500 North 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 applicant seeks to have said parcels designated as R-1-22 (Very Low Density Residential Agriculture); and

WHEREAS, following a public hearing on September 9, 2021, 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 September 28, 2021, 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 9, 2021; 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 R-1-22 (Very Low Density Residential Agriculture).

PART II:

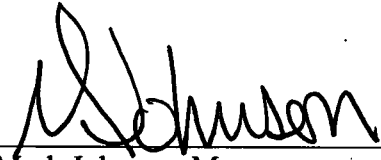
A. If a provision of this Ordinance 53 -2021 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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 28th day of September, 2021.



Mark Johnson, Mayor

ATTEST



Teisha Wilson, City Recorder

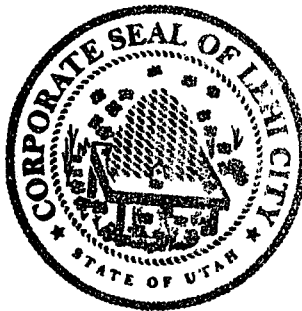


EXHIBIT "A"

LONE PEAK LAND PROPERTY ZONE CHANGE LEGAL DESCRIPTION

12:033:0023- COM S 89 DEG 43'15"W 1862.63 FT & S .34 FT FR NE COR SEC 7, T5S, R1E, SLM; S 246.01 FT; N 88 DEG 34'34"W 362.71 FT; N 1 DEG 52'06"E 240.23 FT; S 89 DEG 29'50"E 354.78 FT TO BEG. AREA 2 ACRES.

12:033:0092- COM S 11.04 FT & W 1642.47 FT FR NE COR. SEC. 7, T5S, R1E, SLB&M.; S 41 DEG 58' 11" E 54.73 FT; N 48 DEG 1' 54" E 19 FT; S 41 DEG 58' 11" E 856.18 FT; S 88 DEG 59' 46" W 781.61 FT; N 3 DEG 17' 15" E 680.63 FT; S 89 DEG 23' 42" E 119.18 FT TO BEG. AREA 7.160 AC.

12:033:0067- COM S 9.79 FT & W 1762.09 FT FR NE COR. SEC. 7, T5S, R1E, SLB&M.; S 3 DEG 17' 15" W 680.62 FT; S 88 DEG 59' 46" W 81.23 FT; S 1 DEG 38' 46" W 14.66 FT; S 88 DEG 59' 46" W 25.77 FT; N 1 DEG 30' 16" E 276.53 FT; N 88 DEG 4' 23" W 102.92 FT; N 19 DEG 19' 23" E 182.81 FT; S 88 DEG 34' 34" E 81.06 FT; N 246.01 FT; S 89 DEG 47' 25" E 100.53 FT TO BEG. AREA 1.972 AC.

12:033:0086- COM S 429.38 FT & W 1901.27 FT FR NE COR. SEC. 7, T5S, R1E, SLB&M.; S 1 DEG 30' 16" W 276.53 FT; S 88 DEG 59' 46" W 130.26 FT; N 77 DEG 45' 9" W 38.95 FT; N 33 DEG 5' 7" W 33.57 FT; N 87 DEG 27' 24" W 124.38 FT; N 1 DEG 30' 0" E 247.38 FT; S 88 DEG 4' 21" E 311.85 FT TO BEG. AREA 1.905 AC.