



ORDINANCE NO: 18-2017



ENT 19528:2018 PG 1 of 4  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2018 Feb 28 1:32 pm FEE 0.00 BY BA  
RECORDED FOR LEHI CITY CORPORATION

**AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT  
AND ZONING DISTRICT MAP AMENDMENT FOR PROPERTY LOCATED AT  
APPROXIMATELY 725 EAST 2100 NORTH**

WHEREAS, Lakeview Land and Rock Development LLC, owner of 6.3 acres of property located at approximately 725 East 2100 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 current zone designation of the property is TH-5 (Transitional Holding) and said applicant seeks to have said parcel designated as R-1-15 (Single Family Residential); and

WHEREAS, following a public hearing on May 11, 2017, 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 June 13, 2017, 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 May 11, 2017; 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) to R-1-15 (Single Family Residential).

**PART II:**

A. If a provision of this Ordinance #18-2017 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 13<sup>th</sup> day of June 2017.



Bert Wilson

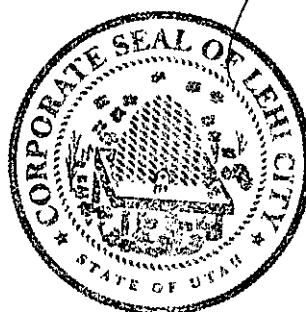
Bert Wilson, Mayor

ATTEST



Marilyn Banasky

Marilyn Banasky, City Recorder

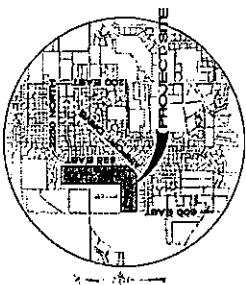


**EXHIBIT "A"**

**Peck Park Development Zone Change Legal Description**

**Legal Description:**

Beginning at a point South 89°57'20" West 1,716 feet and South 134.53 from the East Quarter Corner of Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°57'20" West 360.37 feet; thence North 761.32 feet, ; thence North 89°57'20" East 360.37 feet; thence South 761.32 feet to the point of beginning.



WICED CITY MAP

ZONE CHANGE DESCRIPTION  
At point A, South 89°27'20" West, 1,716 feet; and South 134°35' feet from the East Quarter Corner of Section 4, forming 5 South, Township 1, East, Sod Lake, Beets and Johnson.  
At point B, South 89°51'20" West, 1,716 feet; thence North 86°31'37" feet, thence North 761.32 feet; thence South 86°31'37" feet thence South 761.32 feet to the point of beginning.

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LAND USE	ZONE CHANGE ACREAGE	6.3 acres
	TOTAL LOTS	7
	NO. LOTS / ACRE	1.11
	REQUESTED ZONING:	R-1-15

PROPERTY OWNER  
LAKEVIEW LAND AND GRAVEL  
15112 NORTH 1300 EAST  
LEHI, UT 84043

A vertical scale with a hook at the top and a scale bar below it.

**TRAN ENGINEERING, P.C.**  
**CONSULTING ENGINEERS AND LAND SURVEYORS**  
**27 EAST MAIN, LEHI, UTAH 84043**  
**(800) 762-4444**  
**PECK PARK DEVELOPMENT**  
**A RESIDENTIAL DEVELOPMENT**  
**LEHI, UTAH**  
**ZONE CHANGE**  
**SHEET NO.**  
**1**

**TRAN ENGINEERING, P.C.**  
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CRANE ENGINEERING, P.C.  
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