

LEHI CITY

ENT 31232:2009 PG 1 of 3  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2009 Mar 25 9:46 am FEE 0.00 BY SW  
RECORDED FOR LEHI CITY CORPORATION

ORDINANCE NO. 12-09-08-59

**AN ORDINANCE APPROVING ZONE DISTRICT DESIGNATION AMENDMENT  
AND ZONING DISTRICT MAP AMENDMENT FOR  
BURKE JACKSON, BILLIE DARLING, DREW DOWNS & BRADLEY LONG**

**WHEREAS**, Burke Jackson, Billie Darling, Drew Downs & Bradley Long, owners of approximately 7 acres located at approximately 649 - 710 West Main and further described by the legal description attached as Exhibit "A", have applied for an amendment to the Zone District Designation and Zoning District Map; and

**WHEREAS**, the current zone designation of the property is A-1 and RA-1 and said applicants seek to have said parcels designated as NC (Neighborhood Commercial; and

**WHEREAS**, the request for a Zone District Map Amendment is in compliance with the Lehi City Comprehensive Plan Land Use Map amendment adopted by the Lehi City Council on December 9, 2008; and

**WHEREAS**, the Lehi City Planning Commission has received input through a Public Hearing before the Planning Commission on November 13, 2008, 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 December 9, 2008, after appropriate notice as required by State Law.

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

**Section 1. The Zone District Designation of the property owned by Burke Jackson, Billie Darling, Drew Downs & Bradley Long is hereby amended from A-1 & RA-1 to NC and the Zoning District Map is amended to designate said property, in it's entirety, as NC.**

**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 However, this ordinance shall not be published and take effect until the water dedication requirement has been met as required in Sec. 27-040-G of the Lehi City Development Code.**

December PASSED AND ADOPTED by the Lehi City Council this 9<sup>th</sup> day of  
, 2008.

Howard H. Johnson  
Howard H. Johnson, Mayor

**VOTING BY THE CITY COUNCIL:**

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



130-20  
0037

Commencing South 902.73 feet and West 239.01 feet from the Northeast Corner of the Northwest Quarter of Section 17, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 89° 18' 19" West along a fence line 265.41 feet; thence South 00° 22' 44" West 664.71 feet; thence East approximately 1 foot North and parallel to existing sidewalk 265.04 feet; thence North 00° 03' 14" West along a fence line 254.82 feet; thence North 00° 42' 16" East along a fence line 406.69 feet to the point of beginning.

130-21  
0087

COMMENCING 3319.00 FEET NORTH AND 55.50 FEET WEST OF THE SOUTH QUARTER OF SECTION CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 2°30' EAST 347 FEET TO THE SOUTH SIDE OF THE COUNTY ROAD; THENCE WEST 86 FEET ALONG THE SOUTH SIDE OF COUNTY ROAD; THENCE SOUTH 1°10' EAST 347 FEET, MORE OR LESS, TO A POINT DIRECTLY WEST OF THE POINT OF BEGINNING; THENCE EAST 77 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

130-21  
0087

LESS A STRIP OF LAND 14 FEET WIDE BEGINNING ON THE SOUTH SIDE OF THE COUNTY ROAD AND AT THE NORTHEAST CORNER OF THE ABOVE-DESCRIBED LAND AND EXTENDING SOUTH 218 FEET.

130-21  
0087

Commencing on the South line of a street at a point 1628.95 feet South and 193.12 feet West, from the North Quarter Corner of Section 17, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence along a ditch line South 05° West 310.2 feet; thence South 65° 15' West 141.26 feet; thence North 05° East 369.57 feet; thence North 89° 55' East 128.20 feet to the place of beginning.

Subject to a right of way 1 rod wide over and across the East side of above-described property, for travel. Also, subject to a right of way for irrigation water through existing ditch across the Southline.

130-21  
0087

COMMENCING 3319 FEET NORTH OF THE SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 55.4 FEET; THENCE NORTH 2°30' EAST 129 FEET; THENCE WEST 14 FEET; THENCE NORTH 2°30' WEST 218 FEET; THENCE EAST 16 FEET; THENCE SOUTH 2°30' WEST 143 FEET; THENCE EAST 79.60 FEET; THENCE NORTH 20 FEET; THENCE EAST 58.13 FEET; THENCE SOUTH 15°50' WEST 233 FEET; THENCE WEST 49.5 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 11897-24.

TRACT 1:

130-21  
0011

Commencing at point located 3366.96 feet North and 193.74 feet West of the Southeast corner of the Southwest 1/4 of Section 17, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence West 16 1/4 feet; thence North 2° 09' East 299.24 feet; thence East 16 1/4 feet; thence South 2° 09' West 299.24 feet to the beginning.

TRACT 2:

130-21  
0018

Commencing 3323.22 feet North and 132.50 feet West of the Southeast corner of the Southwest quarter of Section 17, Township 5 South, Range 1 East of the Salt Lake Base and Meridian; thence North 1 deg. 8' East 342.78 feet to the South side of a road; thence West 57.50 feet; along South side of road; thence South 2 deg. 9' West 342.02 feet; thence South 89 deg. 27' East 63 feet to the point of beginning.