



**ORDINANCE NO: 32-2018**

ENT 3744-2025 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2025 Jan 17 02:07 PM FEE 0.00 BY TH  
RECORDED FOR LEHI CITY

**AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION AMENDMENT  
AND ZONING DISTRICT MAP AMENDMENT FOR PROPERTY LOCATED AT  
APPROXIMATELY 2100 N 3600 W**

WHEREAS, Ivory Homes, applicant for approximately 71.12 acres of property located at approximately 2100 North 3600 West 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 PC (Planned Community); and

WHEREAS, following a public hearing on April 12, 2018, 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 May 8, 2018 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 April 12, 2018; 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 PC (Planned Community).

**PART II:**

A. 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.

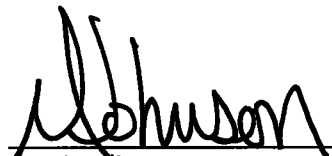
B. This ordinance and its various section, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid, Lehi City

the remainder shall not be affected thereby.

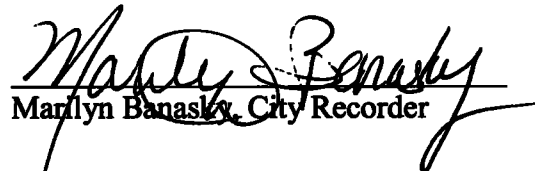
C. The City Council hereby directs that the official copy of the Lehi City Code be updated to reflect the provisions enacted by this Ordinance.

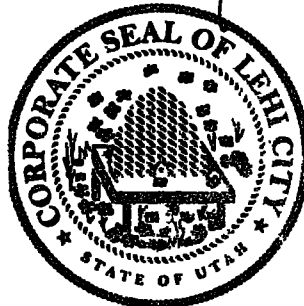
D. This Ordinance shall take effect immediately after being posted or published as required by law.

Approved and Adopted by the City Council of Lehi City this 8<sup>th</sup> day of May 2018.

  
Mark Johnson, Mayor

ATTEST

  
Marilyn Banasik, City Recorder



## EXHIBIT "A"

## Ivory Development Zone Change Legal Description

**LEGAL DESCRIPTION**  
**(TITLE REPORT)**

**Lot 5 and the Southeast quarter of the Southeast quarter of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian.**

**LESS AND EXCEPTING THEREFROM the following:**

**A strip of land of varying width situated in Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian. Said strip of land extending 25 feet each side and parallel with the following described center line: Beginning at a point in the East line of Section 35, 1298 feet East and 1808 feet North 45°59' West from the Southwest corner of Section 36, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence North 45°59' West 1999 feet, describing a 75 foot strip of land extending 25 feet Eastwardly and 50 feet Westwardly and parallel with said center line; thence continuing on same bearing 1368.1 feet to the PC of a 05° spiraled curve to the right. Describing a 100 foot strip of land extending 50 feet each side and parallel with said center line; thence Northwesterly along said 05° curve to the right 507.9 feet, more or less, to a point in the South line of the Northeast quarter of the Northwest quarter of said Section 35, describing a 100 foot strip of land extending 50 feet each side and parallel with said center line.**

**ALSO LESS AND EXCEPTING that portion conveyed to Utah County in that certain Warranty Deed recorded December 7, 1915 as Entry No. 6601 in Book 154 at Page 244 of the official records of Utah County.**