



ORDINANCE NO: 50-2024



ENT 63943 2024 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 Sep 18 01:00 PM FEE 0.00 BY AC  
RECORDED FOR LEHI CITY

**AN ORDINANCE APPROVING A ZONE DISTRICT DESIGNATION  
AND ZONING DISTRICT MAP AMENDMENT  
LOCATED AT APPROXIMATELY 4400 NORTH HORTON WAY**

WHEREAS, DR Horton, applicant for property located at approximately 4400 North Horton Way 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 parcel designated as PC (Planned Community); and

WHEREAS, following a public hearing on July 25, 2024, the Lehi City Planning Commission reviewed the proposed Zoning District Designation and Zoning District Map amendment and forwarded it with a positive recommendation to the City Council to decide on the proposed amendment; and

WHEREAS, on August 27, 2024, 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 July 25, 2024; 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 January 25, 2022 (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 Planned Community (PC).

**PART II:**

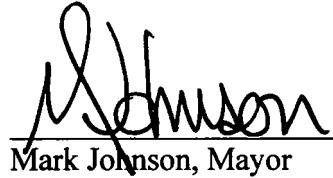
A. If a provision of this Ordinance 50-2024 conflicts with a provision of a previously adopted ordinance concerning the same title, chapter, and/or section number amended herein, the provision in this Ordinance shall prevail.

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 27<sup>th</sup> day of August 2024.

  
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Mark Johnson, Mayor

ATTEST

  
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Teisha Wilson, City Recorder

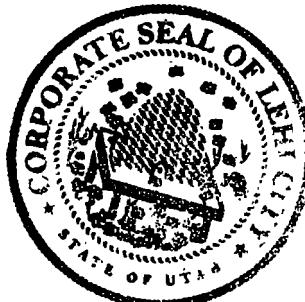


EXHIBIT "A"

DRAPER ADDITION ZONE DESIGNATION PARCELS

**Parcel ID 11:015:0007**

COM N 49.87 FT & E 49.96 FT FR SE COR. SEC. 21, T4S, R1E, SLB&M.; N 89 DEG 51' 23" W 1562.01 FT; S 0 DEG 1' 55" E 1759.85 FT; S 76 DEG 5' 4" W 1180.91 FT; S 0 DEG 1' 36" E 665.73 FT; N 89 DEG 50' 24" W 863.82 FT; N 89 DEG 49' 57" W 1794.34 FT; N 0 DEG 10' 54" E 1103.89 FT; S 64 DEG 19' 46" W 5.42 FT; N 0 DEG 4' 20" W 229.29 FT; S 89 DEG 10' 5" E 5.92 FT; N 0 DEG 10' 43" E 1325.48 FT; S 89 DEG 41' 58" E 1540.74 FT; E 375 FT; N 1170 FT; W 375 FT; S 1169.99 FT; N 89 DEG 41' 58" W 1540.74 FT; N 0 DEG 13' 47" E 2640.1 FT; N 0 DEG 13' 28" E 1346.52 FT; N 89 DEG 59' 41" E 3420.94 FT; S 0 DEG 0' 19" E 715.98 FT; N 89 DEG 59' 41" E 2900 FT; N 73 DEG 56' 41" E 899.58 FT; S 19 DEG 19' 38" E 3047.04 FT; N 47 DEG 19' 48" W .26 FT; S 61 DEG 41' 9" W 642.56 FT; S 52 DEG 59' 59" W 571.96 FT; S 53 DEG 2' 15" W 696.67 FT; S 38 DEG 15' 13" W 645.85 FT; S 77 DEG 12' 44" W 895.24 FT; N 0 DEG 2' 25" W 1170.16 FT TO BEG. AREA 867.388 AC.

**Parcel ID 11:015:0002**

COM W 3765 FT FR SE COR. SEC. 21, T4S, R1E, SLB&M.; N 1170 FT; E 375 FT; S 1170 FT; W 375 FT TO BEG. AREA 10.072 AC.